



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # 2019-023 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE C

PLANNING & ZONING CASE NO. 2018-023

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 306 E. Rusk St. Rockwall 75087 (Formerly Trinity Harbor Church)

Subdivision B.F. Boydston Survey abstract #14 Lot _____ Block _____
(original town of Rockwall Texas)

General Location Downtown Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning F1

Current Use Presbyterian Church of Rockwall

Proposed Zoning SUP

Proposed Use Private School K-8th

Acreage .459 acres

Lots [Current] _____

Lots [Proposed] _____

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant

Contact Person _____

Contact Person John Abbott

Address _____

Address 408 Willow Springs Dr.
Rockwall, TX 75032

City, State & Zip _____

City, State & Zip _____

Phone _____

Phone 972-408-5821

E-Mail _____

E-Mail jakeabbottnd@gmail.com

NOTARY VERIFICATION [REQUIRED]

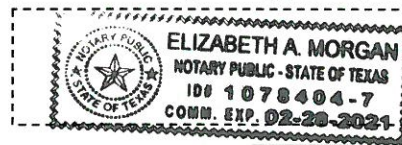
Before me, the undersigned authority, on this day personally appeared John Abbott [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 200.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of May, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10 day of May, 20 18.

Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



My Commission Expires _____



RECEIPT

Project Number: Z2018-023
Job Address: 306 E RUSK
ROCKWALL, TX 75087

Receipt Number: B79437
Printed: 5/14/2018 11:33 am

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 200.00

Total Fees Paid:
Date Paid: 5/14/2018 12:00:00AM
Paid By: JOHN ABBOTT
Pay Method: VISA 3359
Received By: LM

\$ 200.00



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

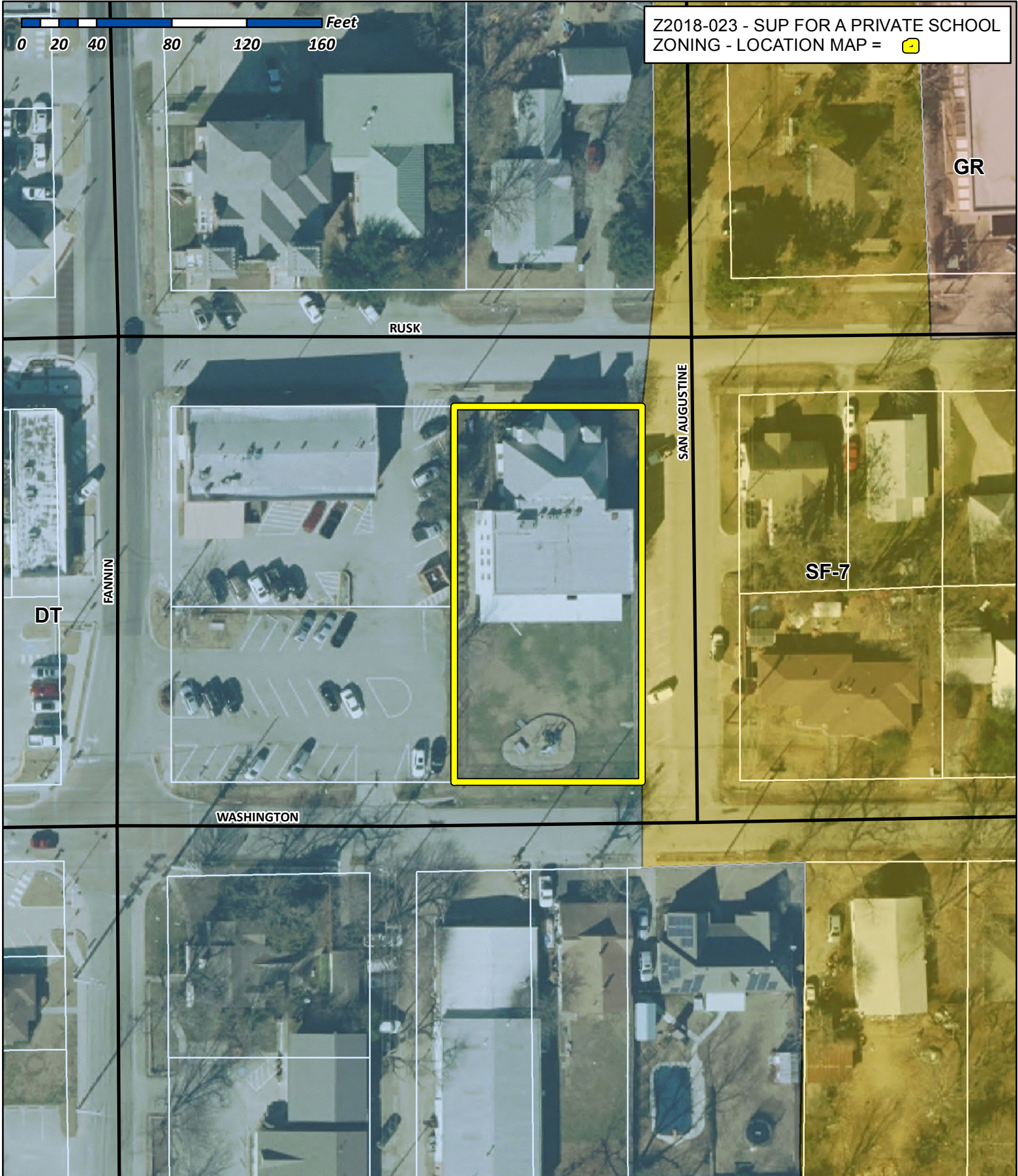
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 5/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 05/25/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/29/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/29/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-023
Project Name: Presbyterian Church of Rockwall
Project Type: ZONING
Applicant Name: JOHN ABBOTT
Owner Name: [OWNER]
Project Description:



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.

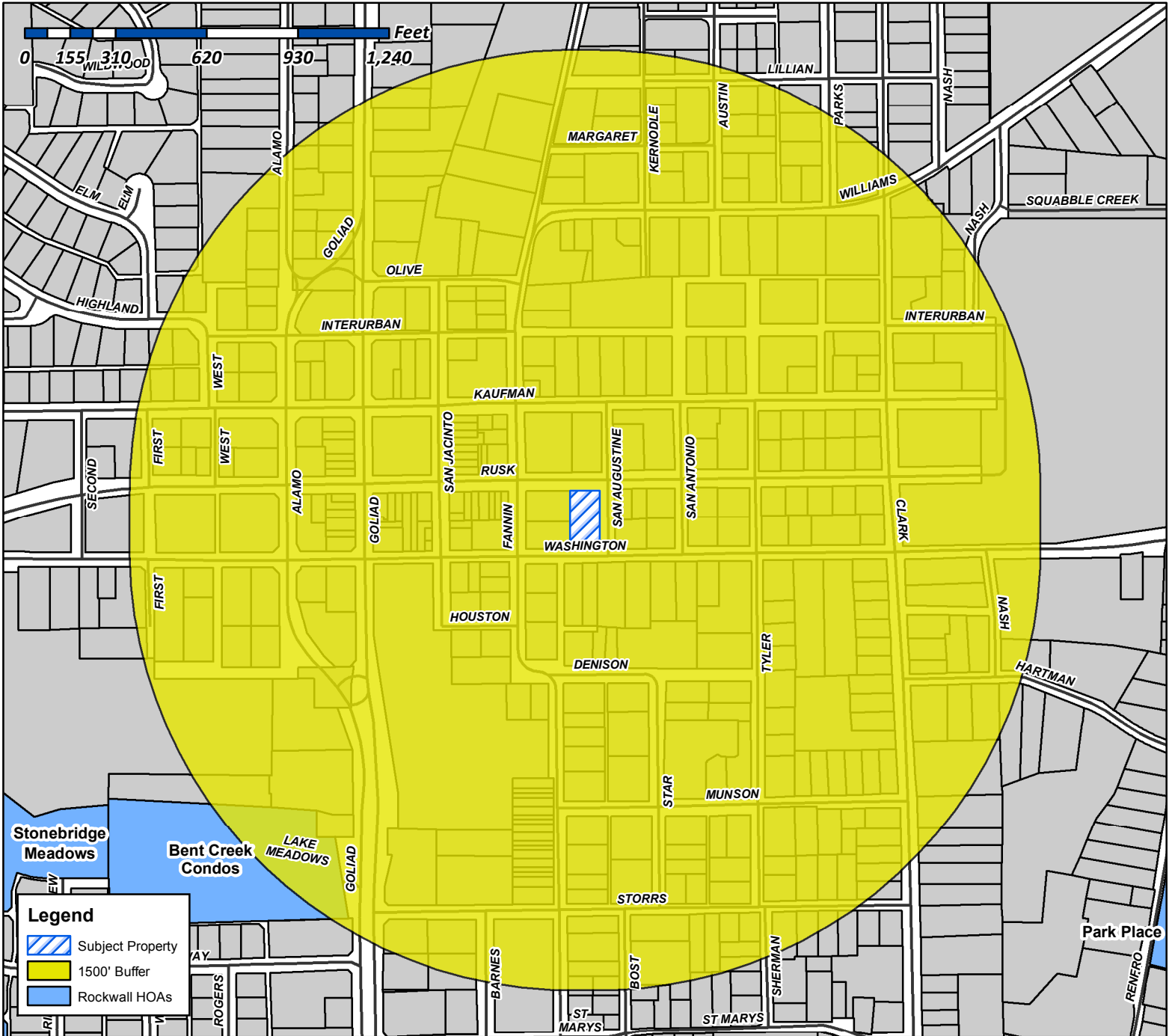




City of Rockwall

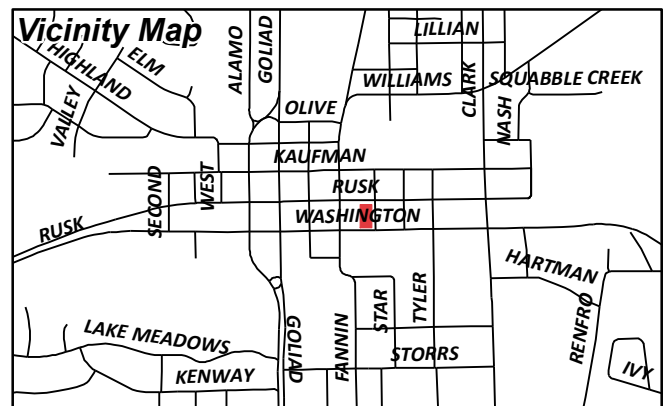
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: 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

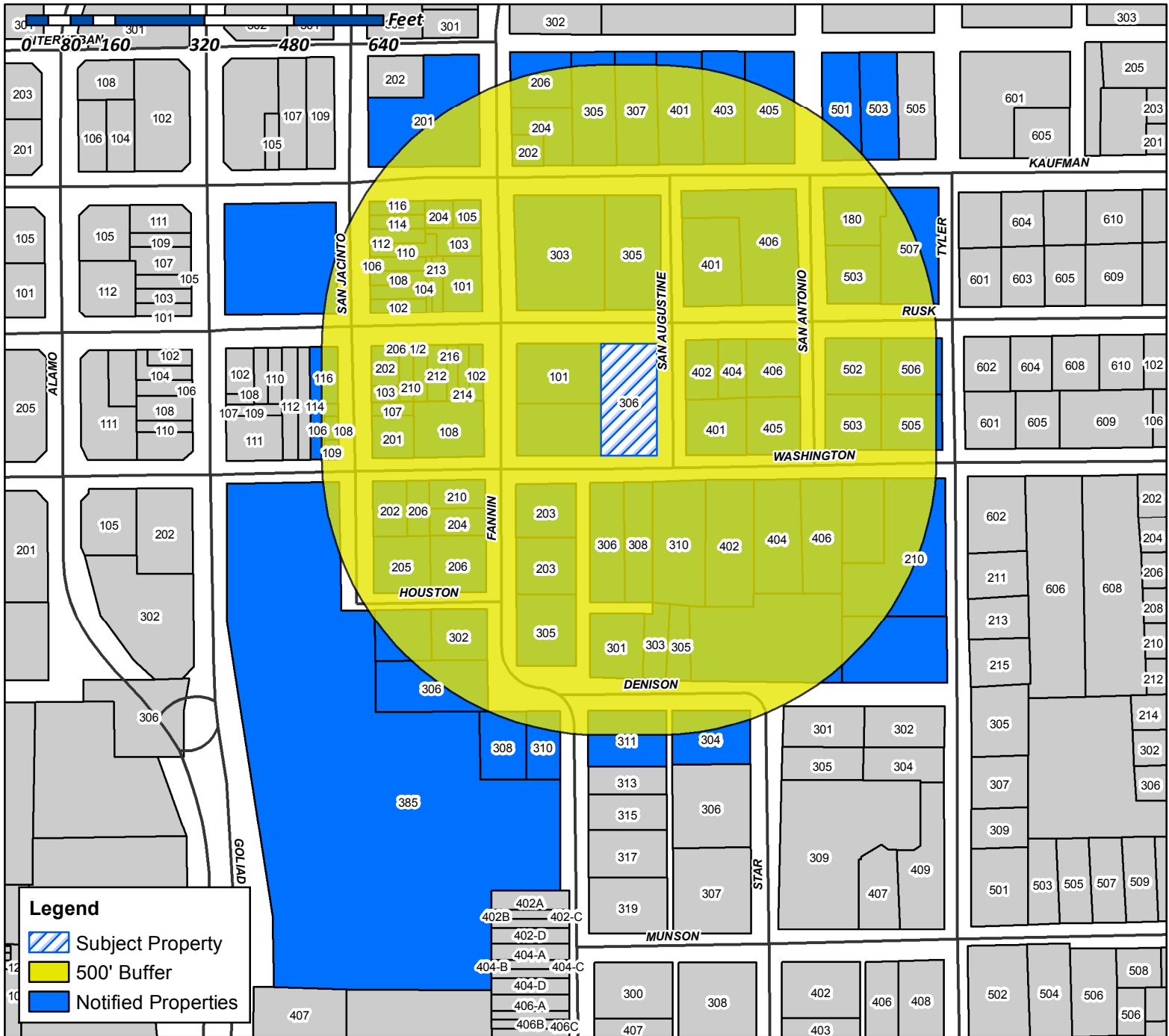




City of Rockwall

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

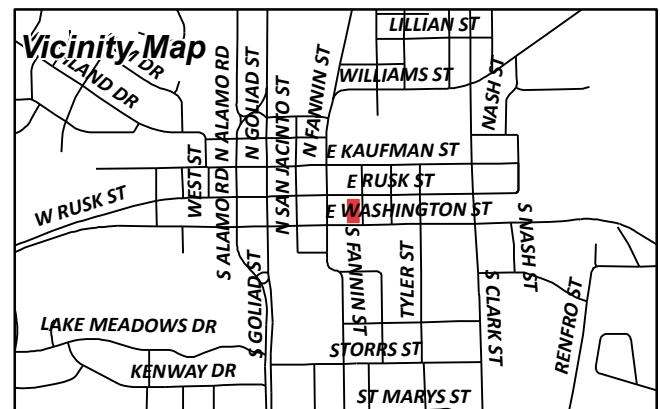
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Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

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

HOOKER 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.

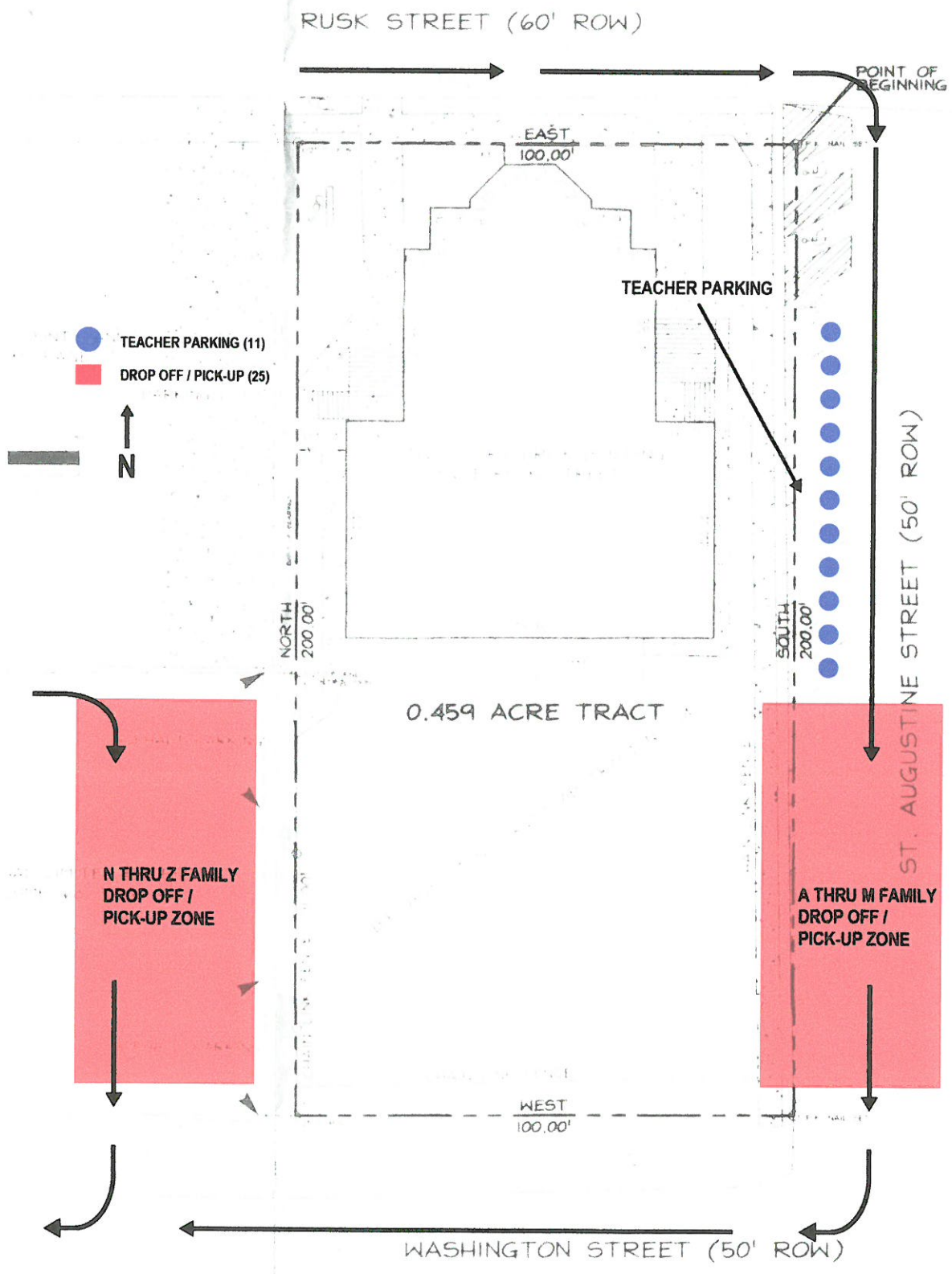
- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. 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



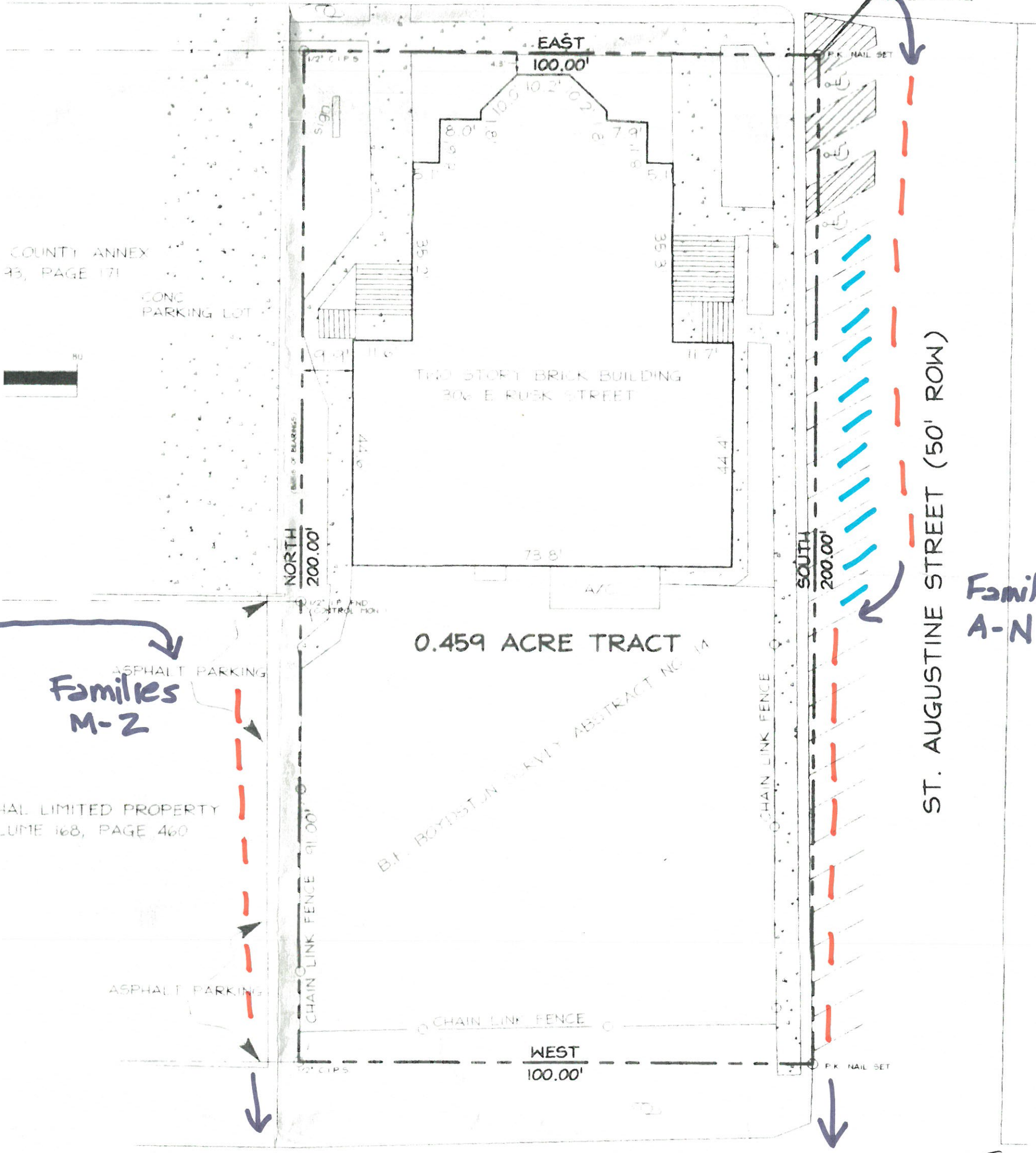
Providence Academy Drop off & Pick up

- Teachers
- Parents

N

RUSK STREET (60' ROW)

POINT OF BEGINNING



COUNTY ANNEX
93, PAGE 171

CONC
PARKING LOT



TWO STORY BRICK BUILDING
306 E. RUSK STREET

NORTH
200.00'

SOUTH
200.00'

0.459 ACRE TRACT

B.F. ROYDSTON SURVEY ABSTRACT NO. 14

ASPHALT PARKING
Families
M-Z

ASPHALT LIMITED PROPERTY
LUME 168, PAGE 460

ASPHALT PARKING

ST. AUGUSTINE STREET (50' ROW)

Families
A-N

WEST
100.00'

WASHINGTON STREET (50' ROW)

W

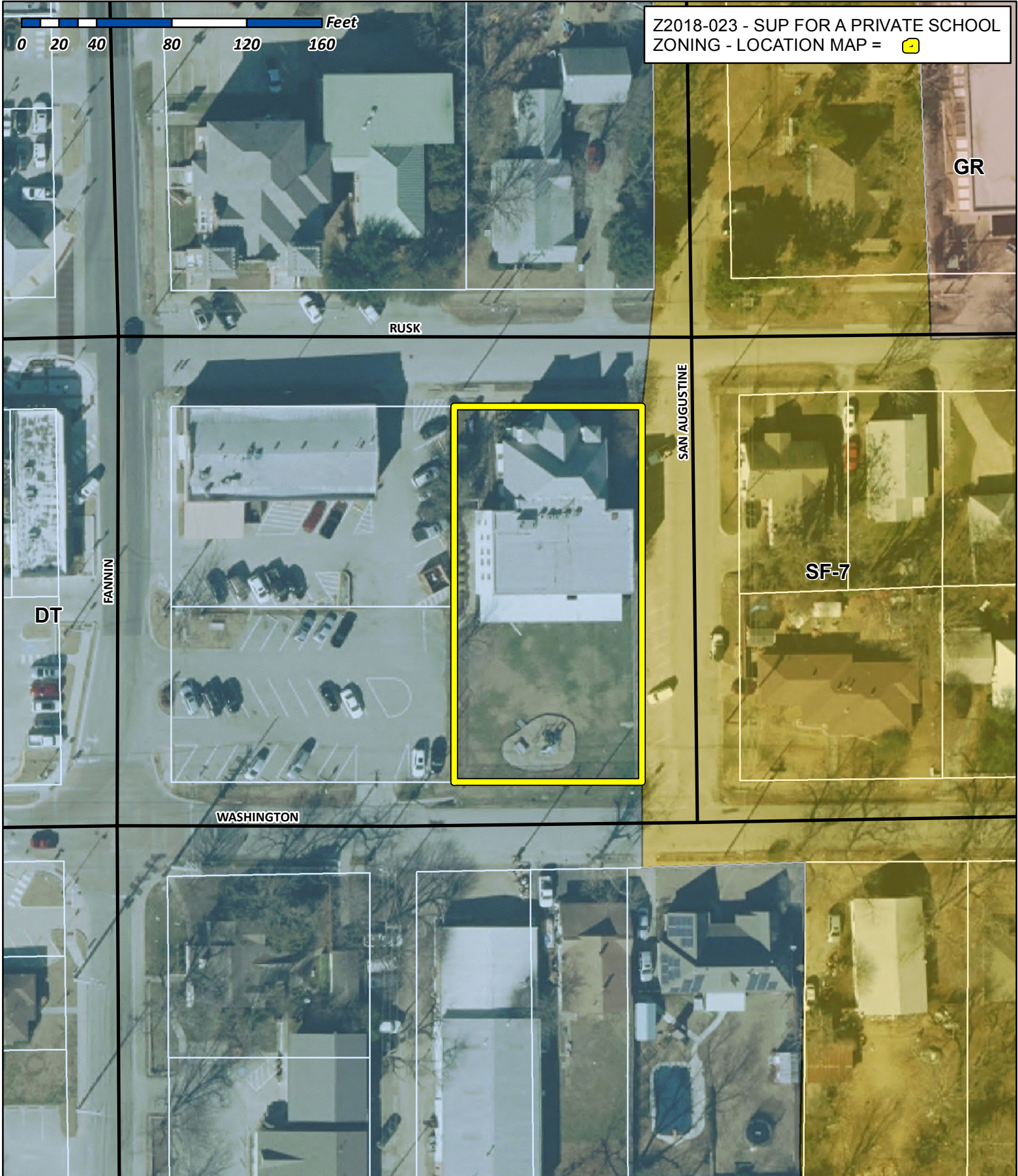
S

City of Rockwall Project Plan Review History



Project Number Z2018-023	Owner	Applied 5/11/2018	LM
Project Name Presbyterian Church of Rockwall	Applicant JOHN ABBOTT	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status Staff Review		Status	
 Site Address 306 E RUSK		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision GRIFFITH	Tract C,D	Block 1	Lot No C,D
		Parcel No 3780-0001-000C-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/11/2018	5/18/2018	5/16/2018	5	APPROVED	
ENGINEERING (5/16/2018 9:21 AM AW) Traffic concerns Concerned about the loss of public parking in City property and right-of-way for Downtown.	Amy Williams	5/11/2018	5/18/2018	5/16/2018	5	COMMENTS	See Comments
FIRE (5/18/2018 3:57 PM AA) This building will require a new certificate of occupancy to allow for this use. Shall adhere to all building and fire code requirements for an Educational Occupancy.	Ariana Hargrove	5/11/2018	5/18/2018	5/18/2018	7	COMMENTS	see comments
PLANNING Z2018-023 SUP for Private School in the Downtown (DT) District Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-023) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the May 29, 2018 Planning & Zoning Commission meeting. M.5 Please provide a survey or legal description of the property. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 5, 2018. The Planning and Zoning Worksession for this case is May 29, 2018. The Planning and Zoning Meeting for this case is June 12, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is June 18, 2018 and July 2, 2018.	Korey Brooks	5/11/2018	5/18/2018	5/23/2018	12	COMMENTS	Comments



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.

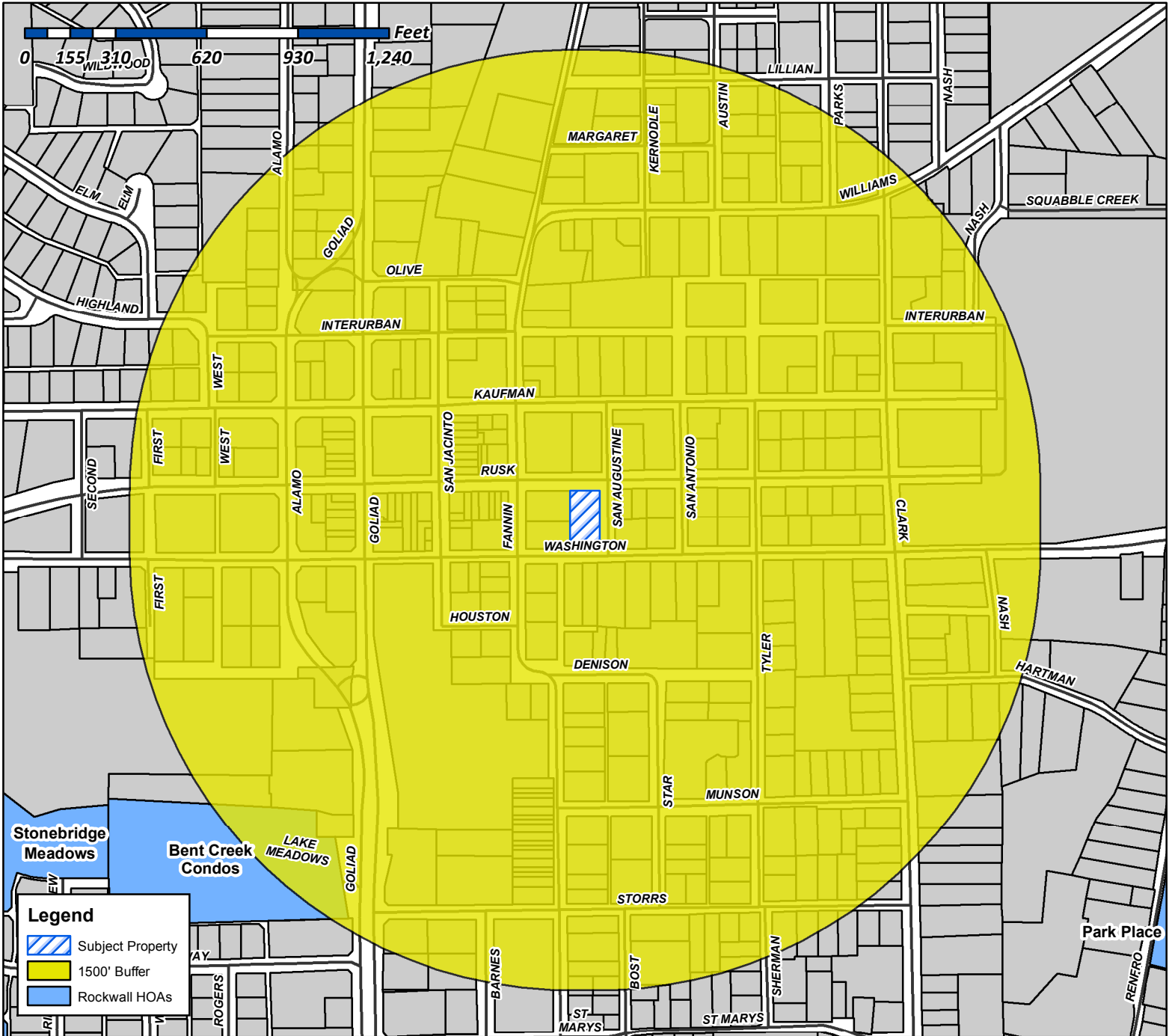




City of Rockwall

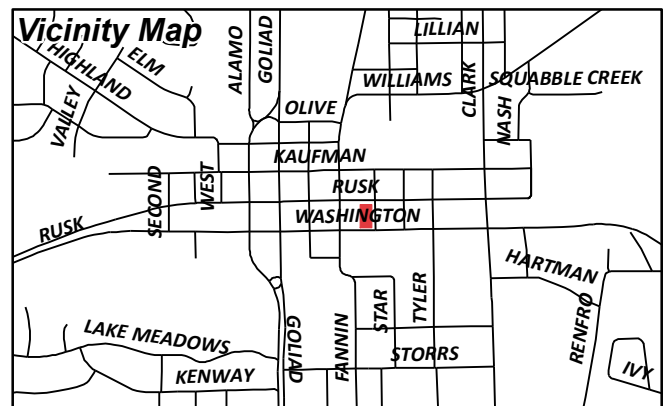
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: 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

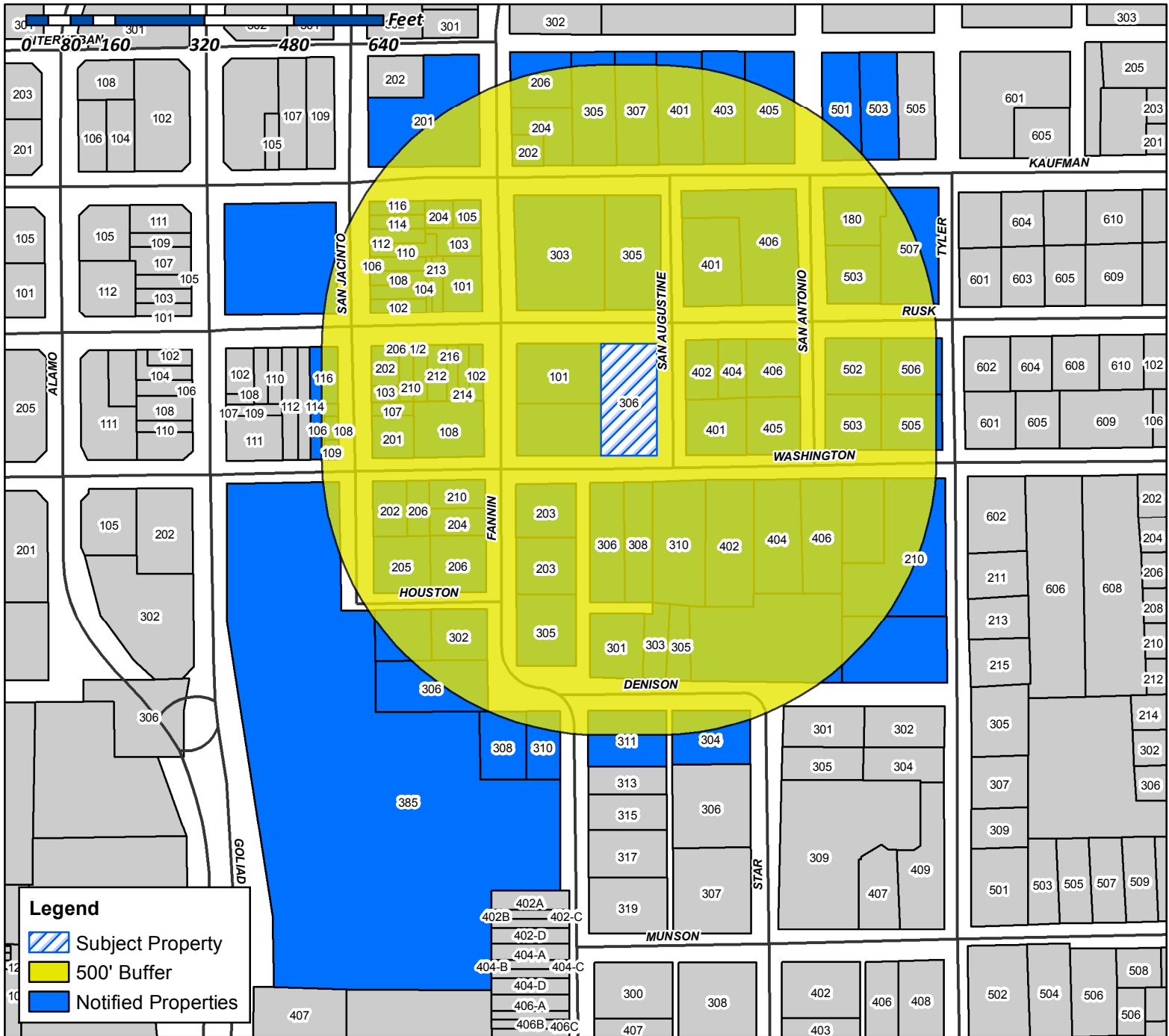




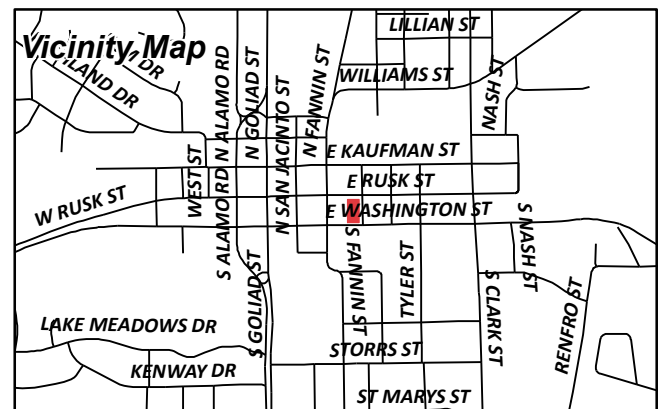
City of Rockwall

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

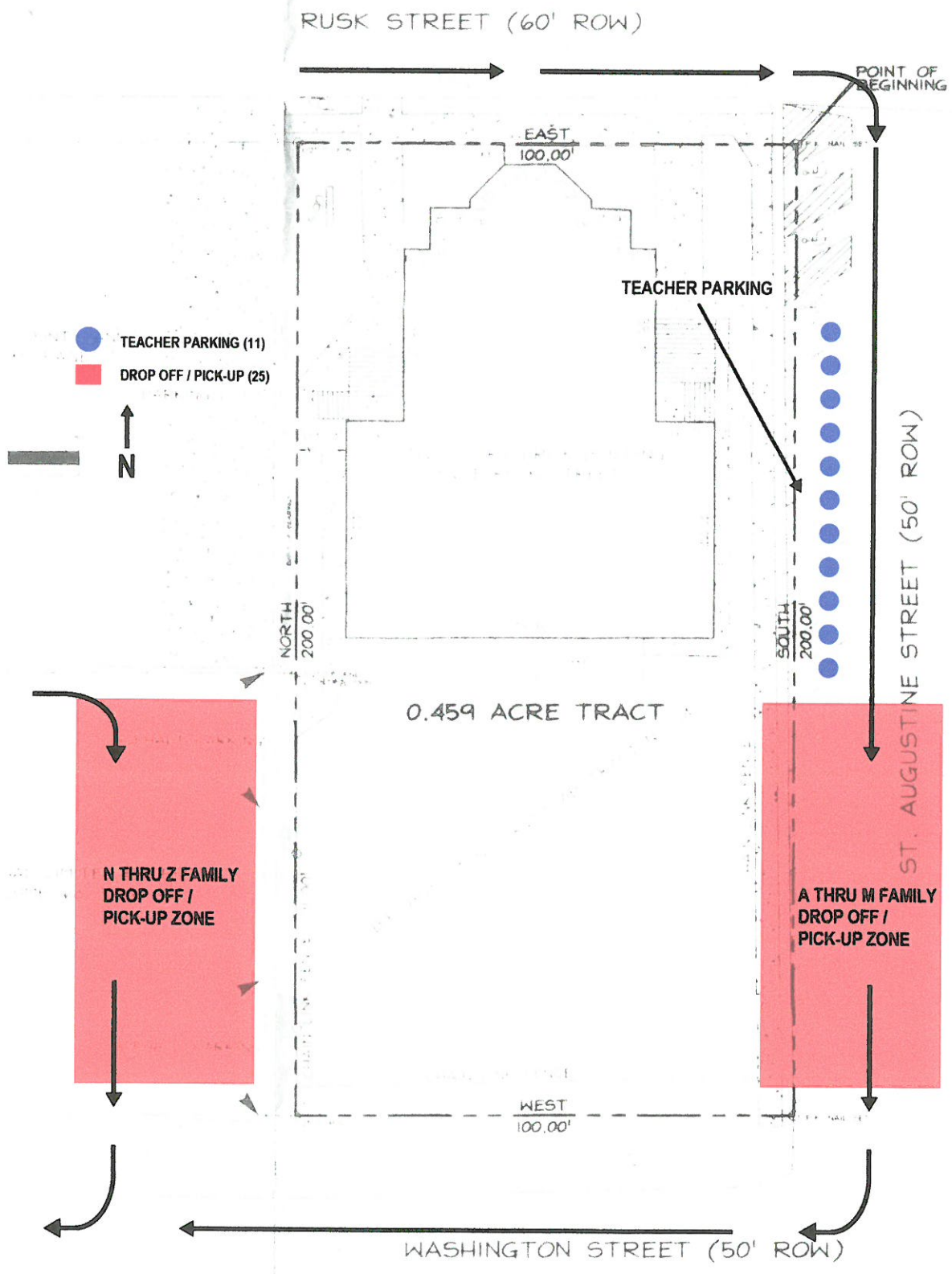
- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. 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



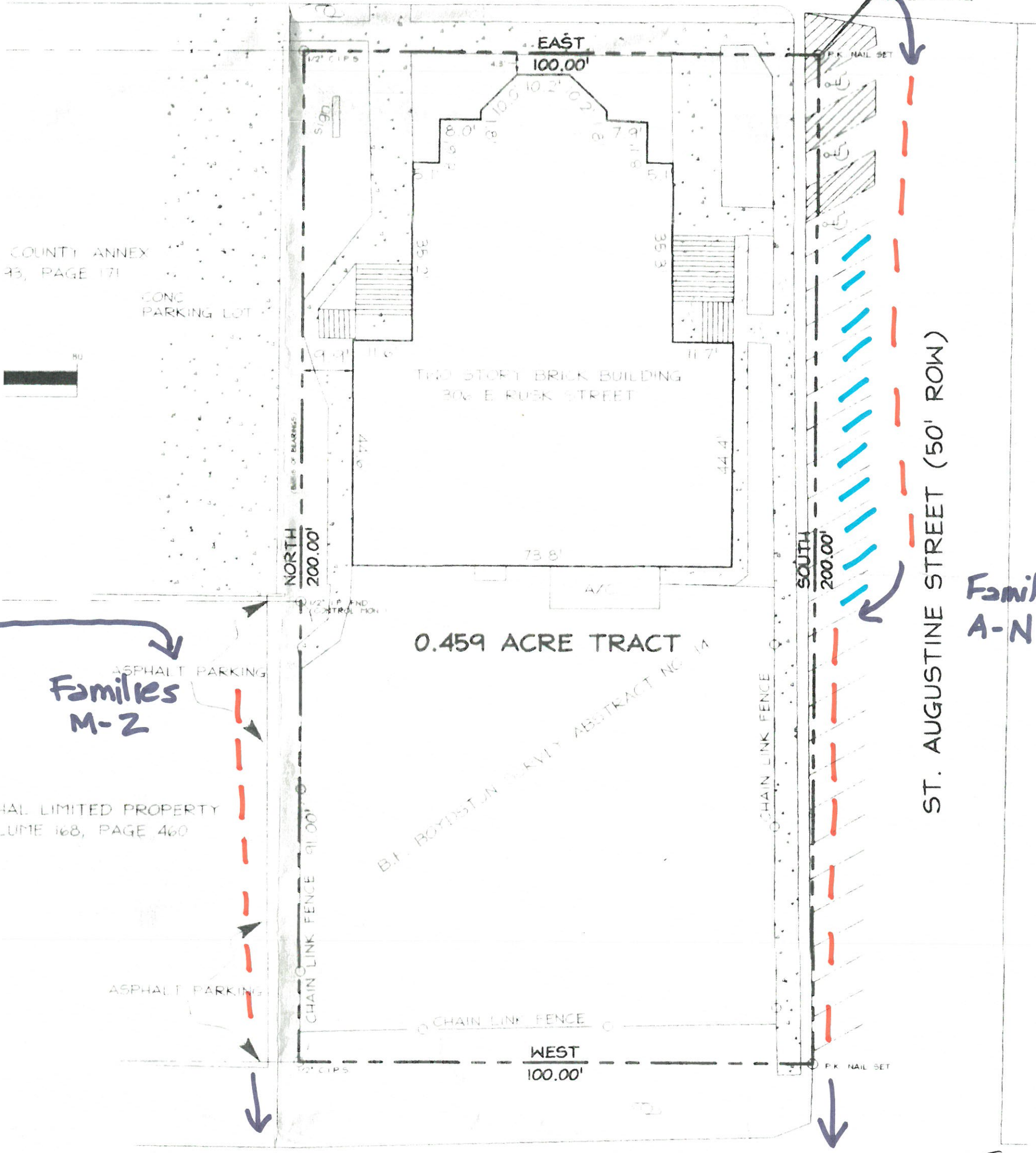
Providence Academy Drop off & Pick up

- 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

Families
M-Z

ST. AUGUSTINE STREET (50' ROW)

Families
A-N

ASPHALT PARKING

ASPHALT PARKING

WEST
100.00'

WASHINGTON STREET (50' ROW)

W

S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 from John Abbott on behalf of The Presbyterian Church of Rockwall for the approval of a Specific Use Permit (SUP) to allow a *private school* in the Downtown (DT) District on a 0.4591-acre parcel of land being described as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, and zoned Downtown (DT) District, addressed as 306 E. Rusk Street and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private school* within the Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*, and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.8, Downtown (DT) District*, of *Article V, District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a private school on the subject property and conformance to these requirements is necessary for continued operation

- 1) The *private school* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit 'C'* of this ordinance.
- 3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit 'D'* of this ordinance.
- 4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

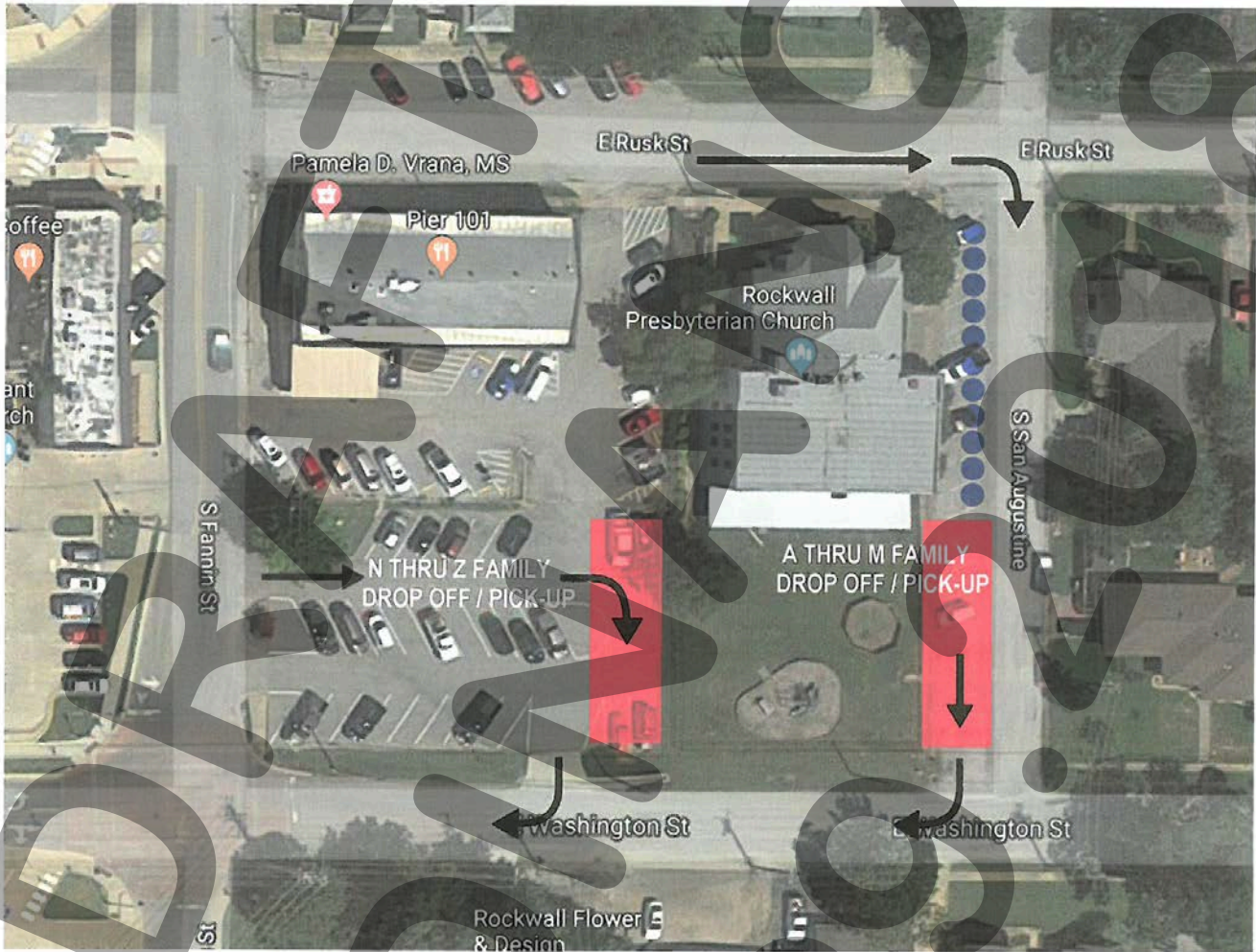
Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

DRAFT
ORDINANCE
05.29.2018

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



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

Exhibit 'C':
Dropoff/Pickup Plan

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN

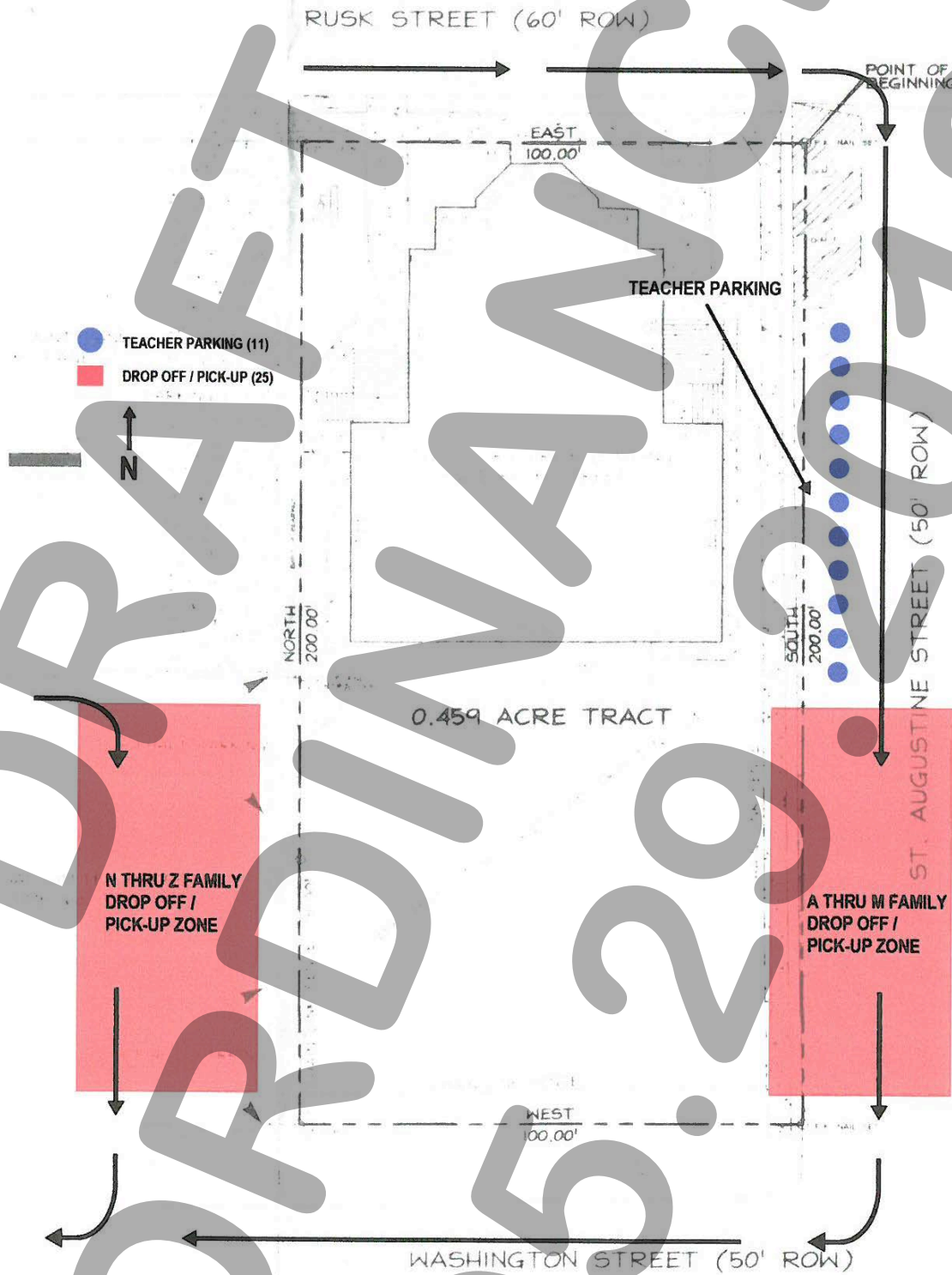
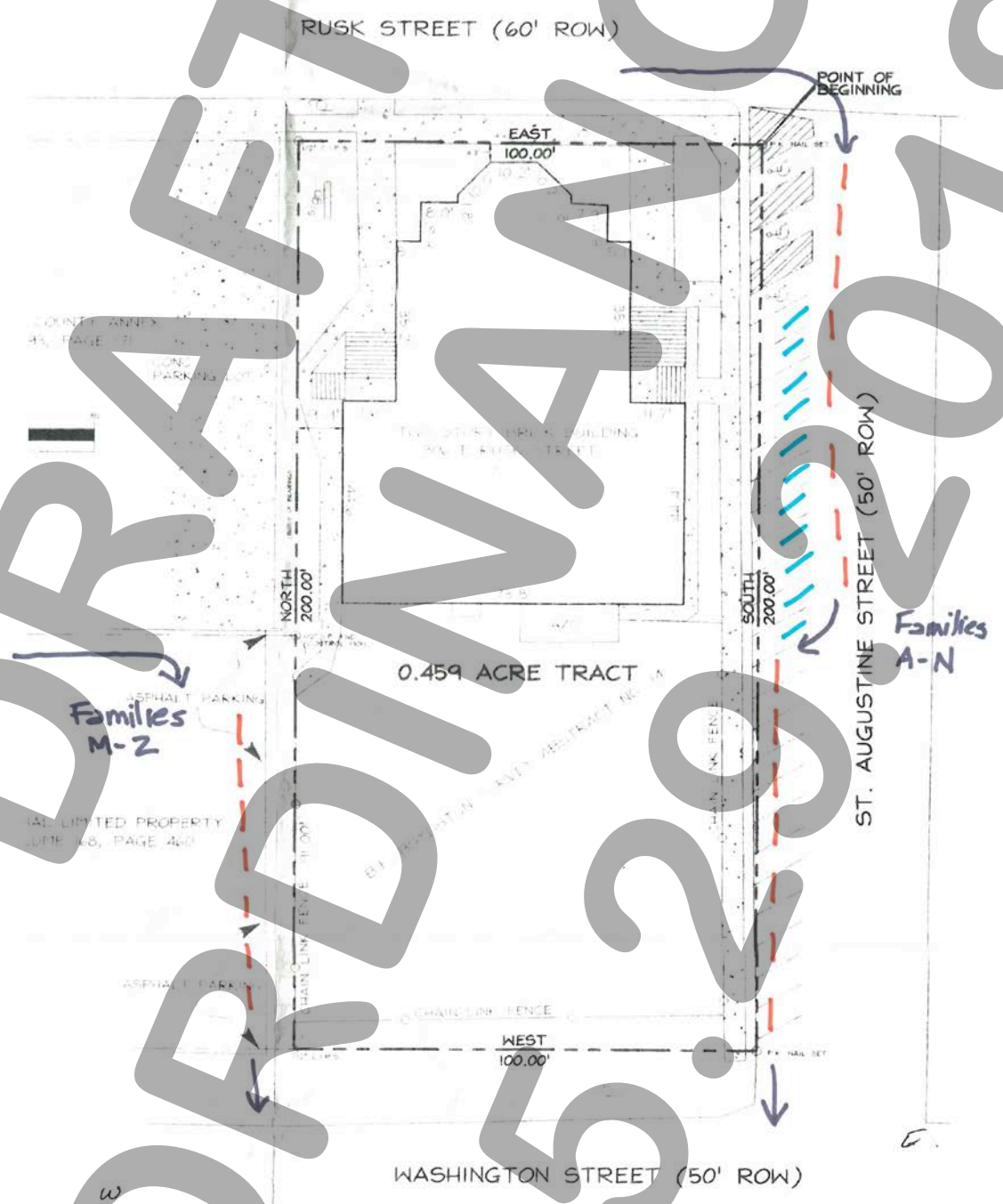


Exhibit 'D':
Traffic Circulation Plan

Providence Academy
Drop off & Pick up

- Teachers
- Parents



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 06/12/2018

APPLICANT: John Abbott

AGENDA ITEM: Z2018-023; SUP for Private School

SUMMARY:

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.4591-acre parcel of land identified as a Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of relocating and operating a *private school* [i.e. *Providence Academy*] in an existing church on the subject property. According to the applicant, the private school will have approximately 80 students enrolled with grades K - 5th meeting on Monday and Wednesday and grades 6th – 8th meeting on Monday, Wednesday, and Friday. The applicant is proposing to provide circulation for drop-off and pickup via public right-of-way and public parking lots. According to the applicant, the hours of operation will be Monday-Friday from 8:45 a.m. to 3:45 p.m. According to Table 3, *Parking Requirement Schedule*, of Section 6.5, *Off-Street Loading Requirements*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC) a private school shall provide parking in the ratio of one (1) parking space per 25 students. In this case, the subject property does not have any parking belonging to the property owner; however, there are public parking spaces adjacent to the church. According to Subsection 2.A.II, *Parking Reductions*, of Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), on-street public parking which is directly in front of the development site may be counted toward the parking requirement (i.e. *four (4) parking spaces*) for properties located within the Downtown Core. In this case, there are 26 parking spaces in front of the development which meets the parking requirement as stipulated in the Unified Development Code (UDC) for properties located within the Downtown Core.

Section 2.1.3, *Institutional and Community Service Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), states that a primary public or private school must provide adequate drop-off areas so as not to unnecessarily impede street traffic. In this case, the applicant has provided a parking and drop-off/pickup plan that shows staggered queuing in the right-of-way of San Augustine and along E. Rusk Street, utilizing the public parking spaces for one (1) group of students, and along E. Washington Street and S. Fannin Street that terminates in the public parking lot south of the church for a second group of students. Additionally, the applicant is proposing to utilize 12 public spaces for staff. Staff should note, that since the parking spaces along San Augustine and south of the church are public parking spaces, there is a possibility that they will be unavailable for staff parking and/or drop-off and pickup since they are public parking spaces. In addition, since the proposed loading spaces are within public right of way and in a public parking lot that they could restrict the flow of traffic during drop-off and pickup times. Alternatively, the drop-off and pickup circulation could impede the public's ability to park in those parking spaces. Since the proposed concept plan includes utilizing public parking as a loading zone and to meet the necessary parking requirement, this is a discretionary decision for the Planning and Zoning Commission and the City Council.

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a private school is allowed with a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Rusk Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a commercial business (*i.e. Essential Steps*), which is on a 0.45-acre parcel of land identified at *Lots 1, 2, 7, & 8, Block 2, Griffith Addition* and zoned Downtown (DT) District.

South: Directly south of the subject property is E. Washington Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive plan. Beyond this is a commercial business (*i.e. Alphagraphics*), which is situated on a 0.23-acre parcel of land identified as *Lot E and parts of Lots 1, 2, 3, & 4, Block U, Old Town Rockwall Addition* and zoned Downtown (DT) District.

East: Directly east of the subject property is San Augustine Street, which is identified as a Local Street on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is single-family home, which is situated on a 0.344-acre parcel of land identified as *Lot 1, Block A, Crawford Addition* and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a restaurant (*i.e. Pier 101*)--which is situated on a 0.36-acre parcel of land identified as *Lot A, Block 1, Griffith Addition*--and a public parking lot--which is situated on a 0.327-acre parcel of land identified as *Lot B, Block 1, Griffith Addition*. These areas are zoned Downtown (DT) District. Beyond this is S. Fannin Street, which is identified as *minor collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

NOTIFICATION:

On May 29, 2018, staff sent 121 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff would propose the following conditions of approval:

- 1) The *private school* shall generally conform to the concept plan depicted in *Exhibit 'B'* of the attached ordinance.

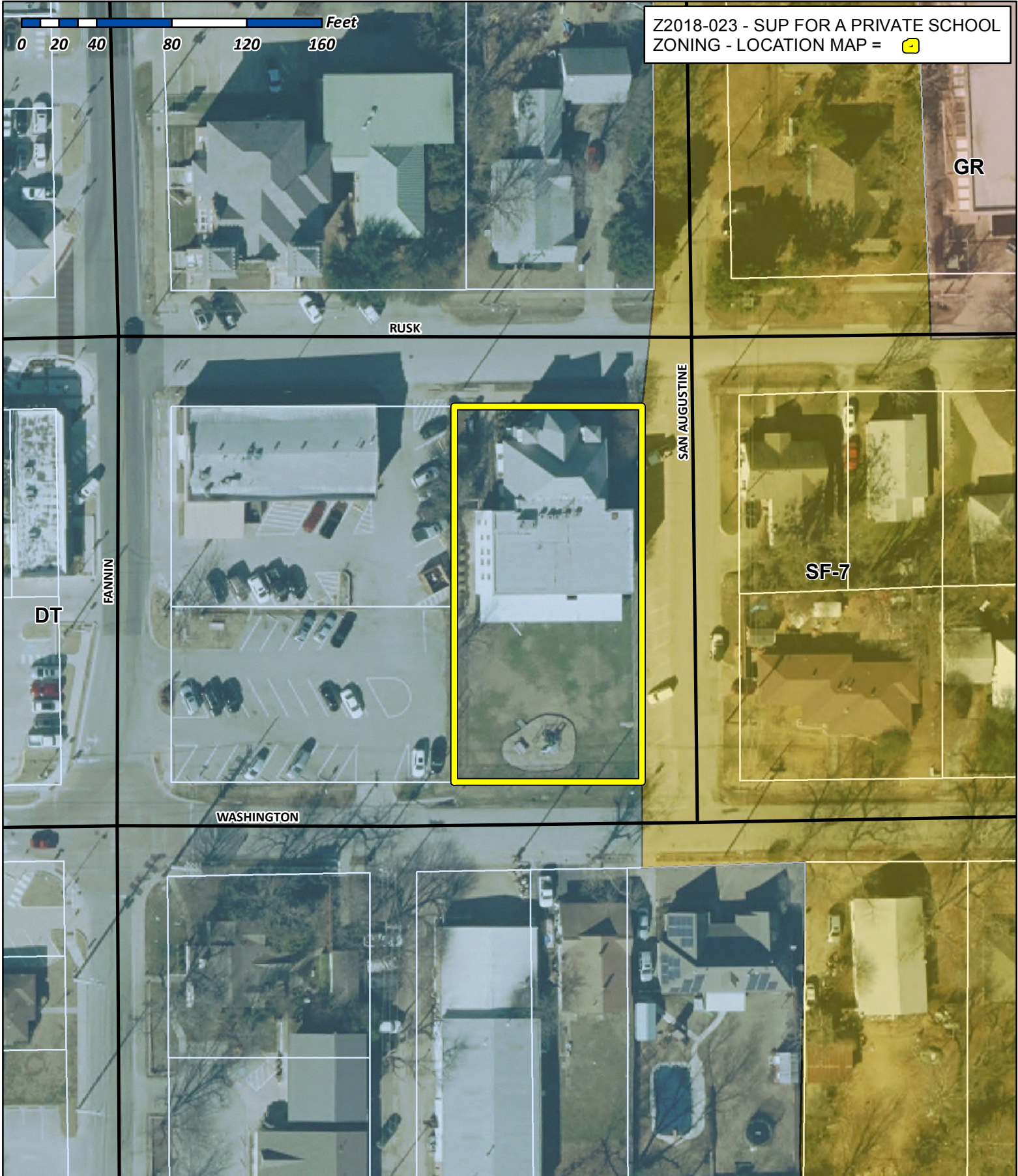
- 2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit 'C'* of the attached ordinance.
- 3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit 'D'* of the attached ordinance.
- 4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.
- 5) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number Z2018-023	Owner	Applied 5/11/2018	LM
Project Name Presbyterian Church of Rockwall	Applicant JOHN ABBOTT	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status Staff Review		Status	
 Site Address 306 E RUSK		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision GRIFFITH	Tract C,D	Block 1	Lot No C,D
		Parcel No 3780-0001-000C-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	5/11/2018	5/18/2018	5/16/2018	5	APPROVED	
ENGINEERING (5/16/2018 9:21 AM AW) Traffic concerns Concerned about the loss of public parking in City property and right-of-way for Downtown.	Amy Williams	5/11/2018	5/18/2018	5/16/2018	5	COMMENTS	See Comments
FIRE (5/18/2018 3:57 PM AA) This building will require a new certificate of occupancy to allow for this use. Shall adhere to all building and fire code requirements for an Educational Occupancy.	Ariana Hargrove	5/11/2018	5/18/2018	5/18/2018	7	COMMENTS	see comments
PLANNING Z2018-023 SUP for Private School in the Downtown (DT) District Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-023) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the May 29, 2018 Planning & Zoning Commission meeting. M.5 Please provide a survey or legal description of the property. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 5, 2018. The Planning and Zoning Worksession for this case is May 29, 2018. The Planning and Zoning Meeting for this case is June 12, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is June 18, 2018 and July 2, 2018.	Korey Brooks	5/11/2018	5/18/2018	5/23/2018	12	COMMENTS	Comments



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.

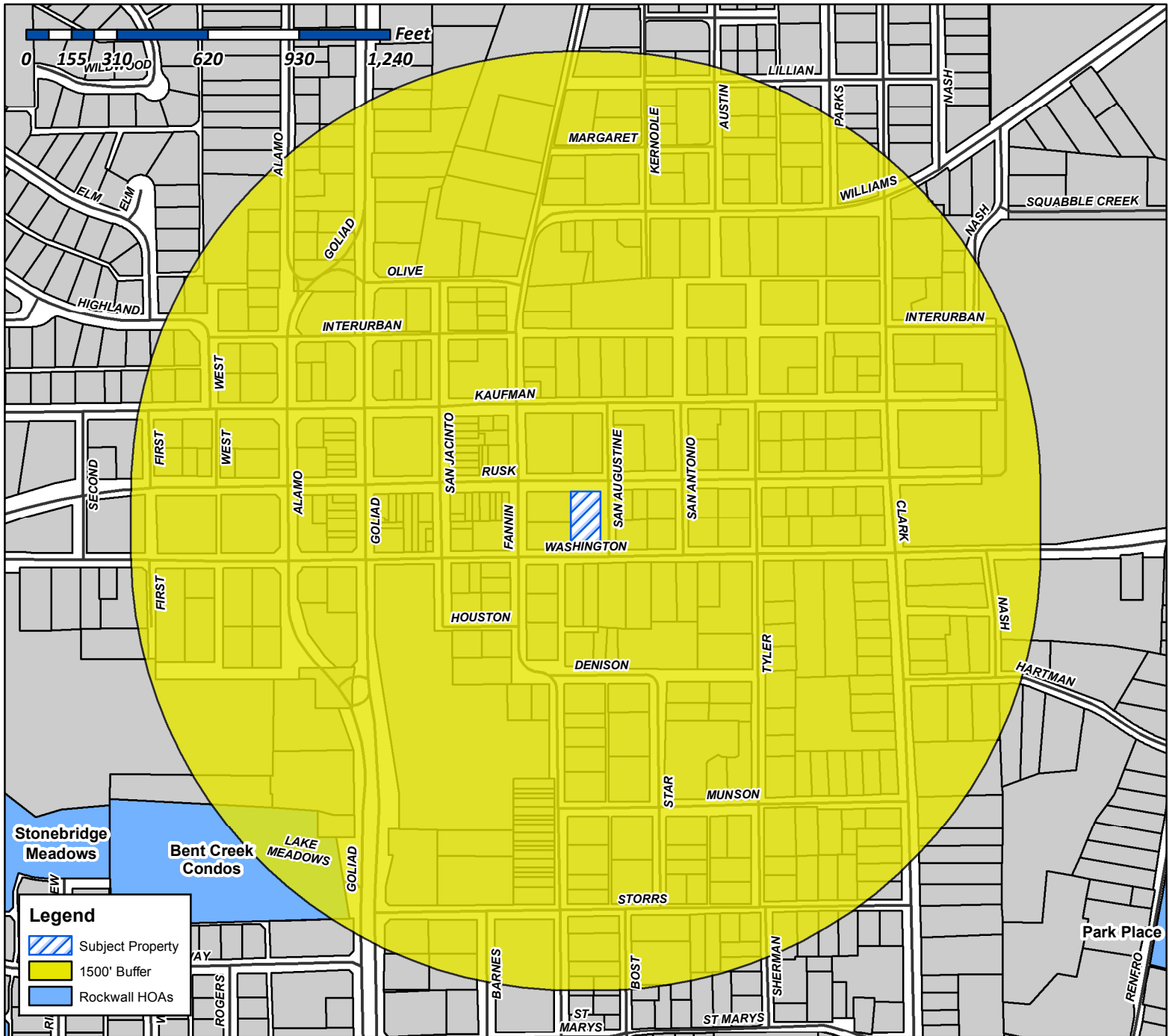




City of Rockwall

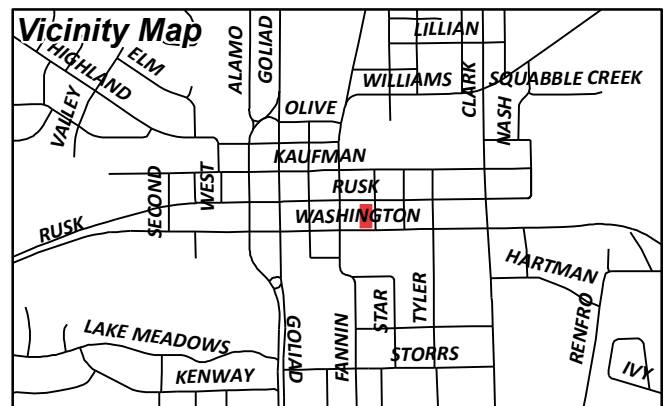
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: 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



From: [Morales, Laura](#)
To: ["landrmanagement@yahoo.com"](mailto:landrmanagement@yahoo.com)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 25, 2018 4:04:23 PM
Attachments: [Z2018-023 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **May 25, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2018-023- Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a *Private School* in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

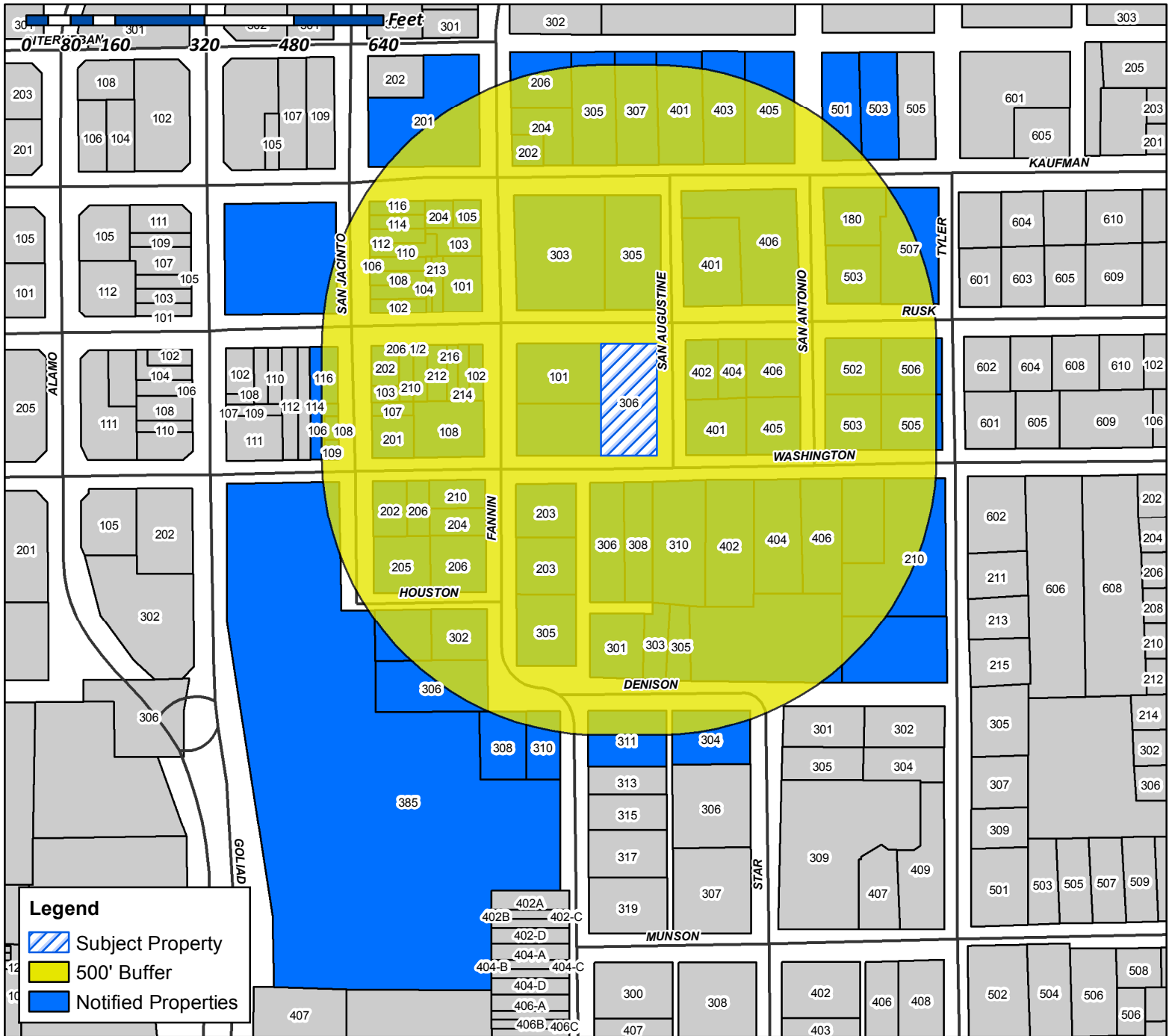
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

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

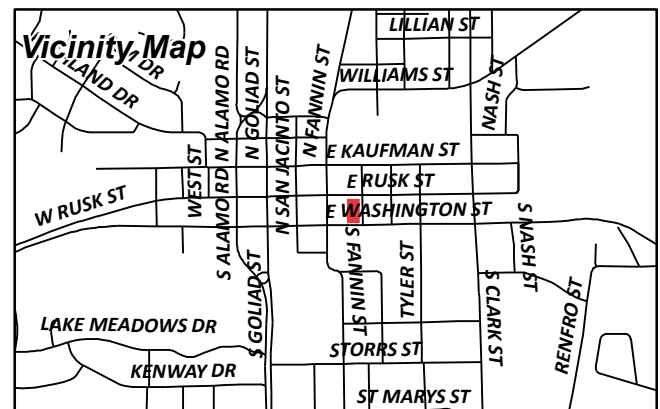
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Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

5.30.18

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.

Our Trust owns two (2) properties in Downtown Rockwall:
108 S. San Jacinto and 112 N. San Jacinto. There is not
enough parking. We have lost 1 tenant due to lack of
parking. A school will bring excessive traffic and increase ^(*)

Name: Jennifer S. Blum, Trustee, Lein & Margaret 2000 Family Trust

Address: 5818 Portsmouth Ln, Dallas, TX 75252 cell 913-226-8217

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

The parking problem. We do not need a school near downtown;
we need help w/ parking & business development in

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

the historic district.



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

PHONE: (972) 771-7745
EMAIL: 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. Z2018-023: SUP for a Private School

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, 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, 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 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:

**Korey Brooks
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/18/2018** 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: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

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: T+T Color Supply
Address: 202 N Fannin Rockwall TX 75087

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

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.

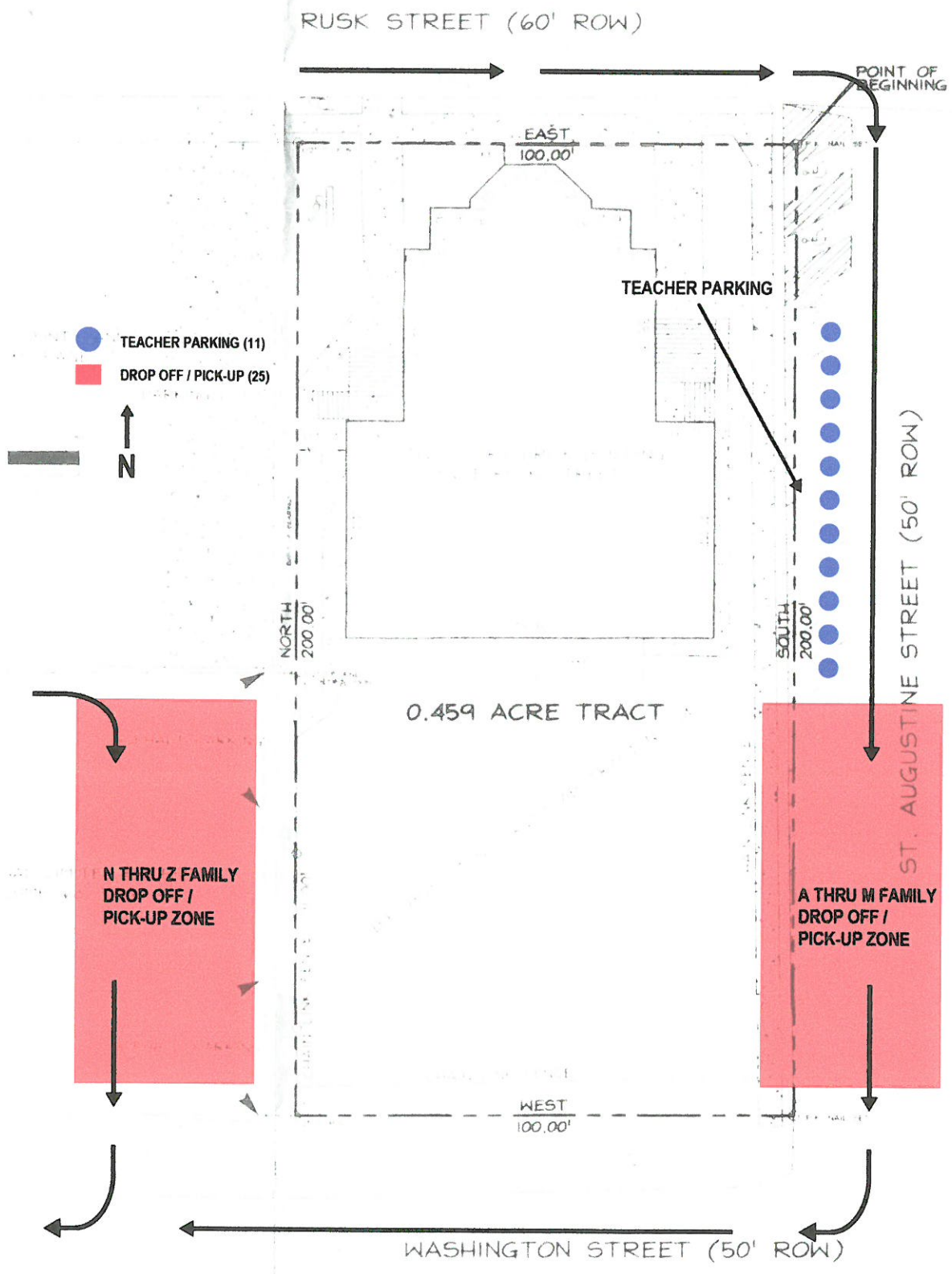
- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. 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



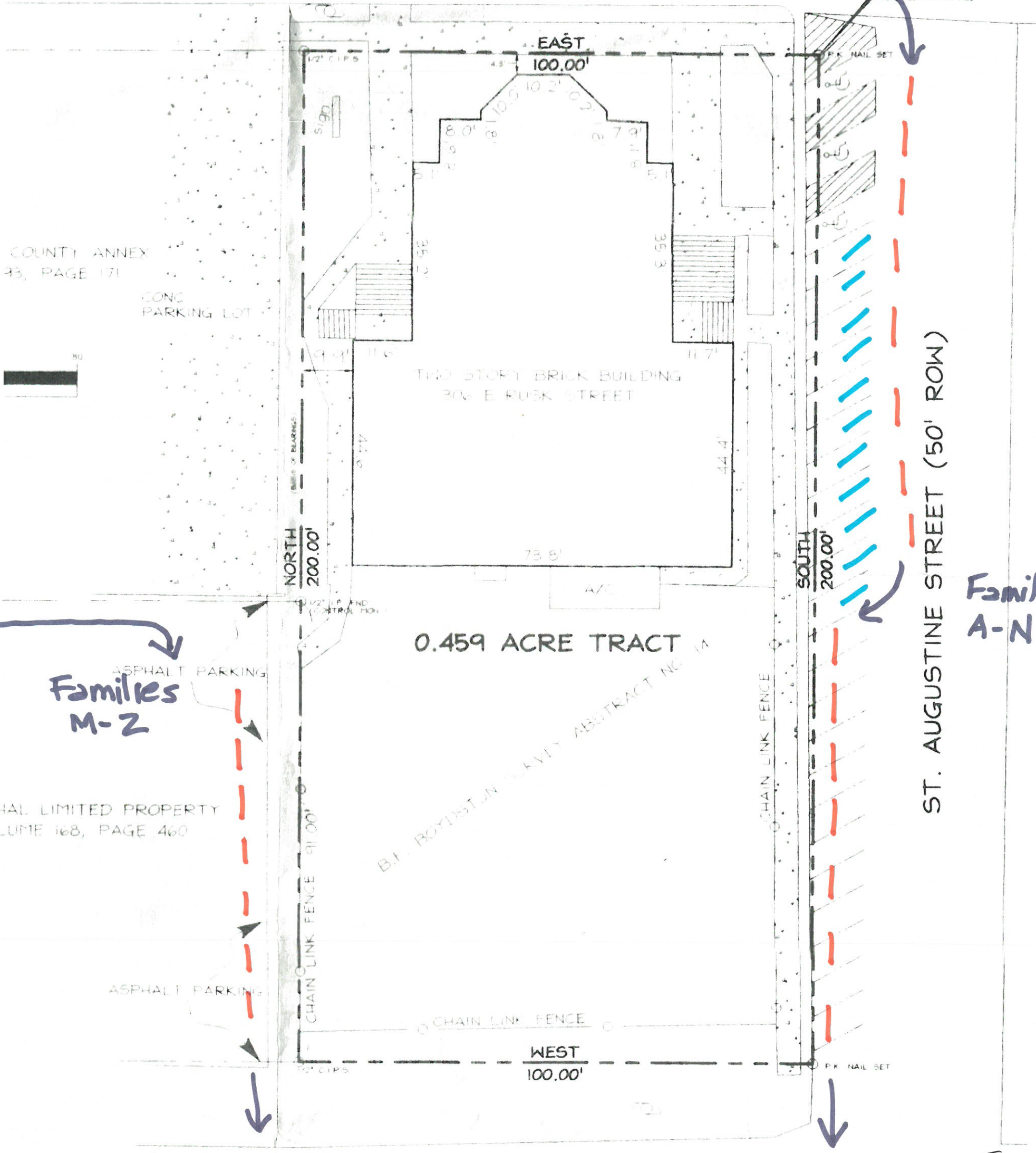
Providence Academy Drop off & Pick up

- 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

Families
M-Z

ST. AUGUSTINE STREET (50' ROW)

Families
A-N

ASPHALT PARKING

ASPHALT PARKING

WEST
100.00'

WASHINGTON STREET (50' ROW)

W

S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 from John Abbott on behalf of The Presbyterian Church of Rockwall for the approval of a Specific Use Permit (SUP) to allow a *private school* in the Downtown (DT) District on a 0.4591-acre parcel of land being described as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, and zoned Downtown (DT) District, addressed as 306 E. Rusk Street and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private school* within the Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*, and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.8, Downtown (DT) District*, of *Article V, District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a private school on the subject property and conformance to these requirements is necessary for continued operation

- 1) The *private school* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit 'C'* of this ordinance.
- 3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit 'D'* of this ordinance.
- 4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

DRAFT
ORDINANCE
05.29.2018

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN

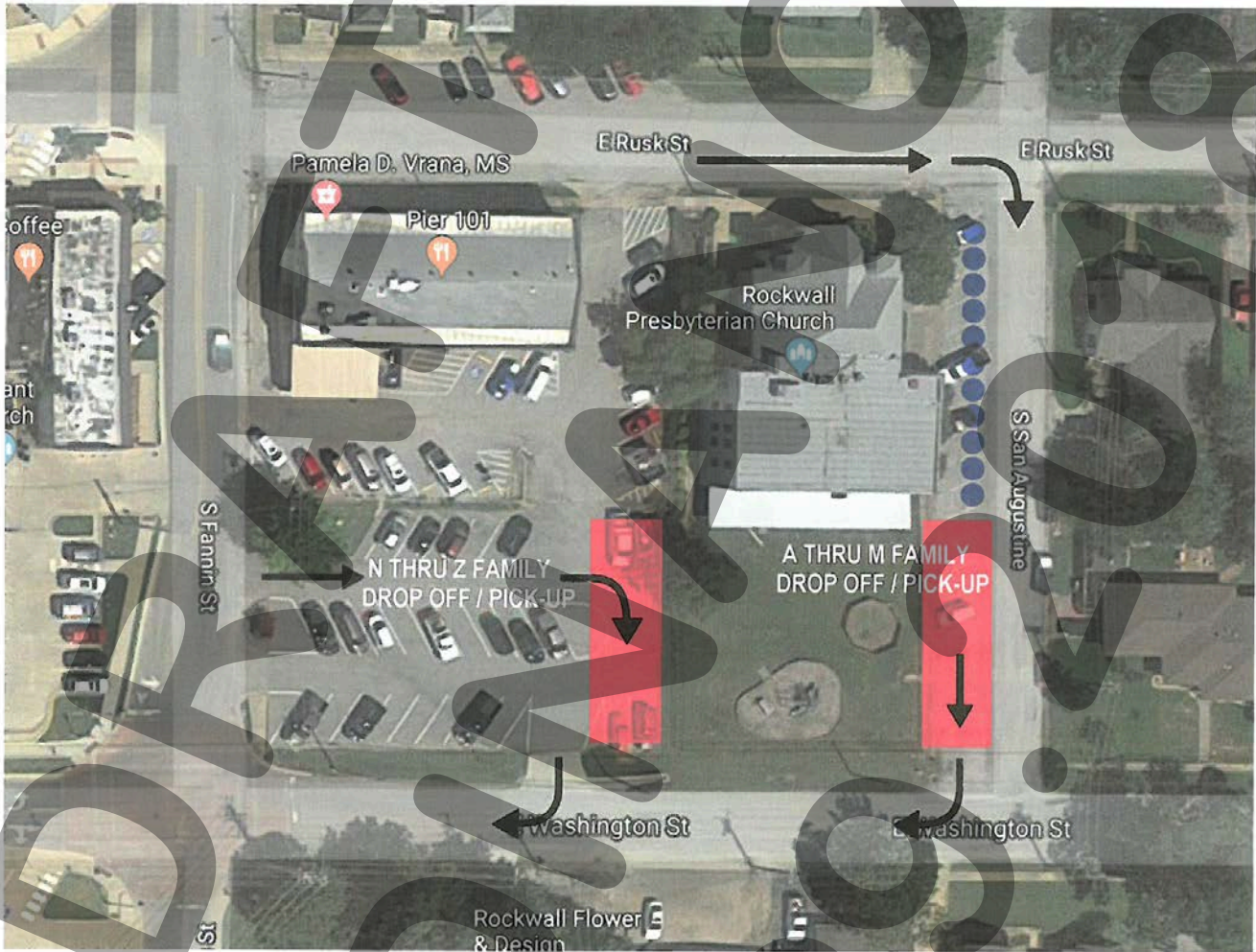


Exhibit 'C':
Dropoff/Pickup Plan

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN

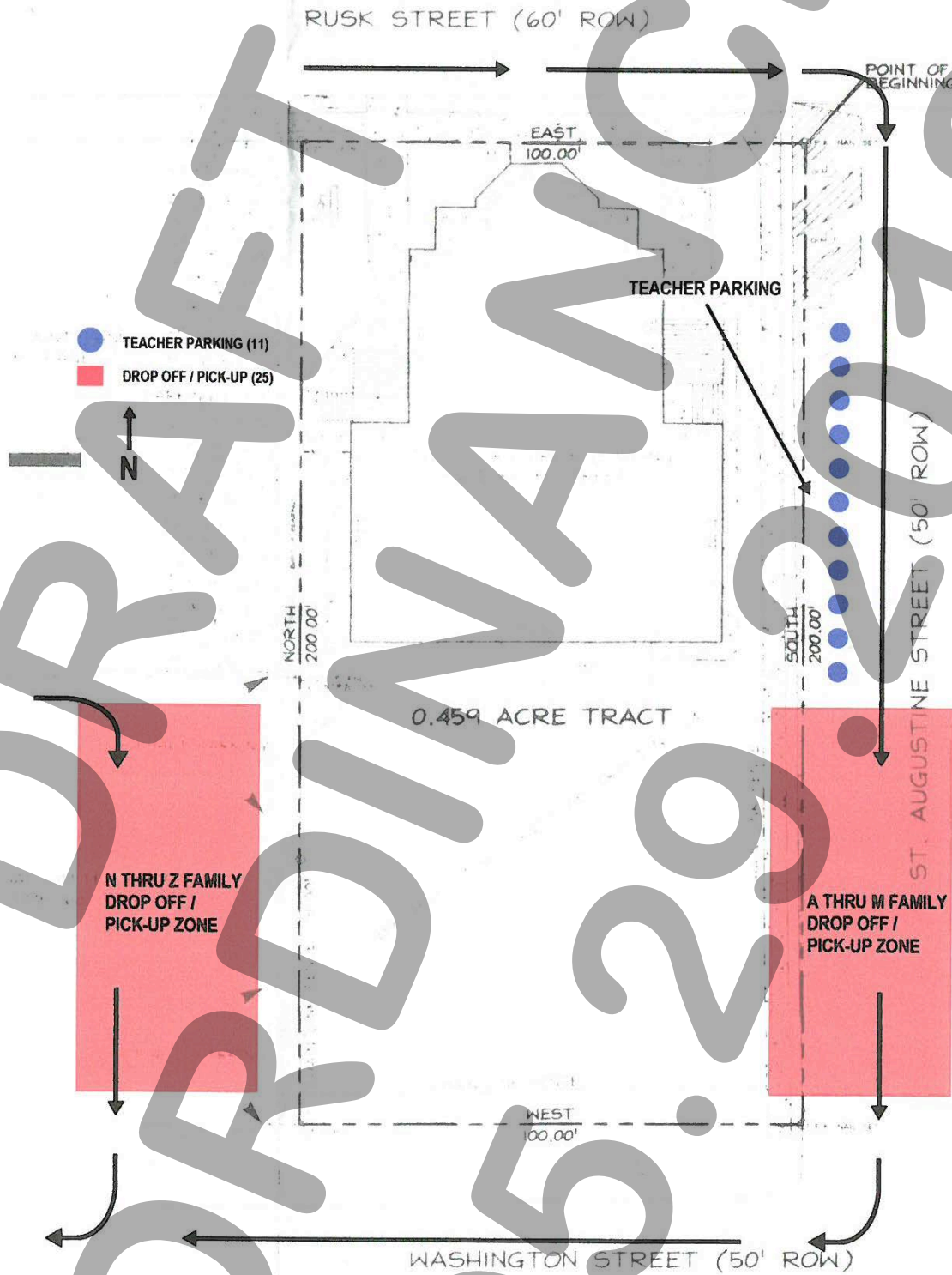
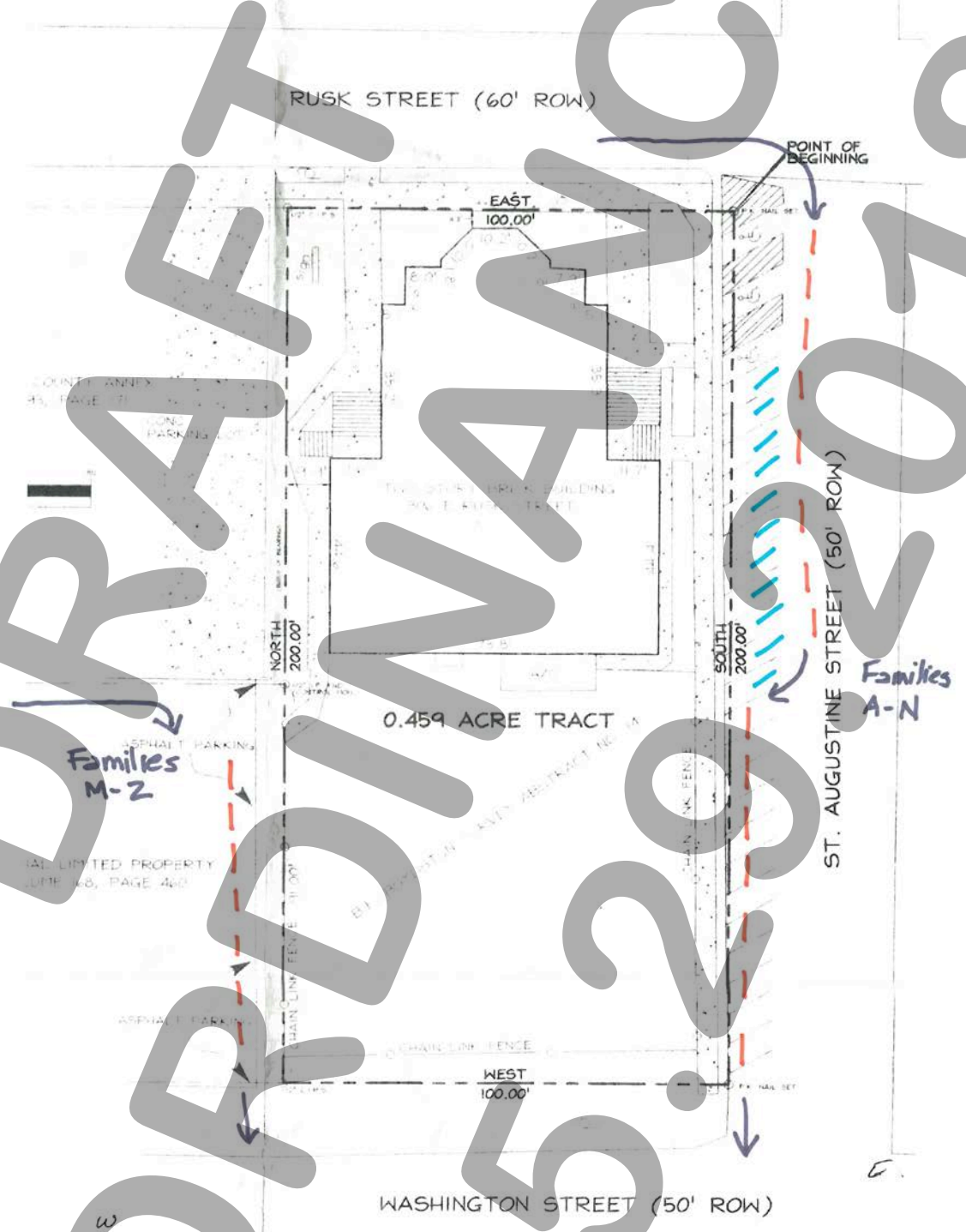


Exhibit 'D':
Traffic Circulation Plan

Providence Academy
Drop off & Pick up

- Teachers
- Parents



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/18/2018

APPLICANT: John Abbott

AGENDA ITEM: Z2018-023; SUP for Private School

SUMMARY:

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The subject property is a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas. The applicant is requesting approval of a Specific Use Permit (SUP) for the purpose of relocating and operating a *private school* [i.e. *Providence Academy*] in an existing church on the subject property. According to the applicant, the private school will have approximately 80 students enrolled with grades K - 5th meeting on Monday and Wednesday and grades 6th – 8th meeting on Monday, Wednesday, and Friday. The applicant is proposing to provide circulation for drop-off and pickup via public right-of-way and public parking lots. According to the applicant, the hours of operation will be Monday-Friday from 8:45 a.m. to 3:45 p.m. According to Table 3, *Parking Requirement Schedule*, of Section 6.5, *Off-Street Loading Requirements*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC) a private school shall provide parking in the ratio of one (1) parking space per 25 students. In this case, the subject property does not have any parking belonging to the property owner; however, there are public parking spaces adjacent to the church. According to Subsection 2.A.II, *Parking Reductions*, of Section 4.8, *Downtown (DT) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), on-street public parking which is directly in front of the development site may be counted toward the parking requirement (i.e. *four (4) parking spaces*) for properties located within the Downtown Core. In this case, there are 26 parking spaces in front of the development which meets the parking requirement as stipulated in the Unified Development Code (UDC) for properties located within the Downtown Core.

Section 2.1.3, *Institutional and Community Service Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), states that a primary public or private school must provide adequate drop-off areas so as not to unnecessarily impede street traffic. In this case, the applicant has provided a parking and drop-off/pickup plan that shows staggered queuing in the right-of-way of San Augustine and along E. Rusk Street, utilizing the public parking spaces for one (1) group of students, and along E. Washington Street and S. Fannin Street that terminates in the public parking lot south of the church for a second group of students. Additionally, the applicant is proposing to utilize 12 public spaces for staff. Staff should note, that since the parking spaces along San Augustine and south of the church are public parking spaces, there is a possibility that they will be unavailable for staff parking and/or drop-off and pickup since they are public parking spaces. In addition, since the proposed loading spaces are within public right of way and in a public parking lot that they could restrict the flow of traffic during drop-off and pickup times. Alternatively, the drop-off and pickup circulation could impede the public's ability to park in those parking spaces. Since the proposed concept plan includes utilizing public parking as a loading zone and to meet the necessary parking requirement, this is a discretionary decision for the Planning and Zoning Commission and the City Council.

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a private school is allowed with a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Specific Use Permit (SUP) is intended to allow the Planning and Zoning Commission and the City Council the ability to review the land-use to ensure the operations will not create issues for adjacent businesses or residential properties, or with and adjacent roadways. The approval of a Specific Use Permit is discretionary to the Planning and Zoning Commission and the City Council.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Rusk Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is a commercial business (*i.e. Essential Steps*), which is on a 0.45-acre parcel of land identified at *Lots 1, 2, 7, & 8, Block 2, Griffith Addition* and zoned Downtown (DT) District.

South: Directly south of the subject property is E. Washington Street, which is identified as a TxDOT 4D (TxDOT *major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the Comprehensive plan. Beyond this is a commercial business (*i.e. Alphagraphics*), which is situated on a 0.23-acre parcel of land identified as *Lot E and parts of Lots 1, 2, 3, & 4, Block U, Old Town Rockwall Addition* and zoned Downtown (DT) District.

East: Directly east of the subject property is San Augustine Street, which is identified as a Local Street on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this is single-family home, which is situated on a 0.344-acre parcel of land identified as *Lot 1, Block A, Crawford Addition* and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a restaurant (*i.e. Pier 101*)--which is situated on a 0.36-acre parcel of land identified as *Lot A, Block 1, Griffith Addition*--and a public parking lot--which is situated on a 0.327-acre parcel of land identified as *Lot B, Block 1, Griffith Addition*. These areas are zoned Downtown (DT) District. Beyond this is S. Fannin Street, which is identified as *minor collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan.

NOTIFICATION:

On May 29, 2018, staff sent 121 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Bent Creek Condos Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition of the request.

RECOMMENDATIONS:

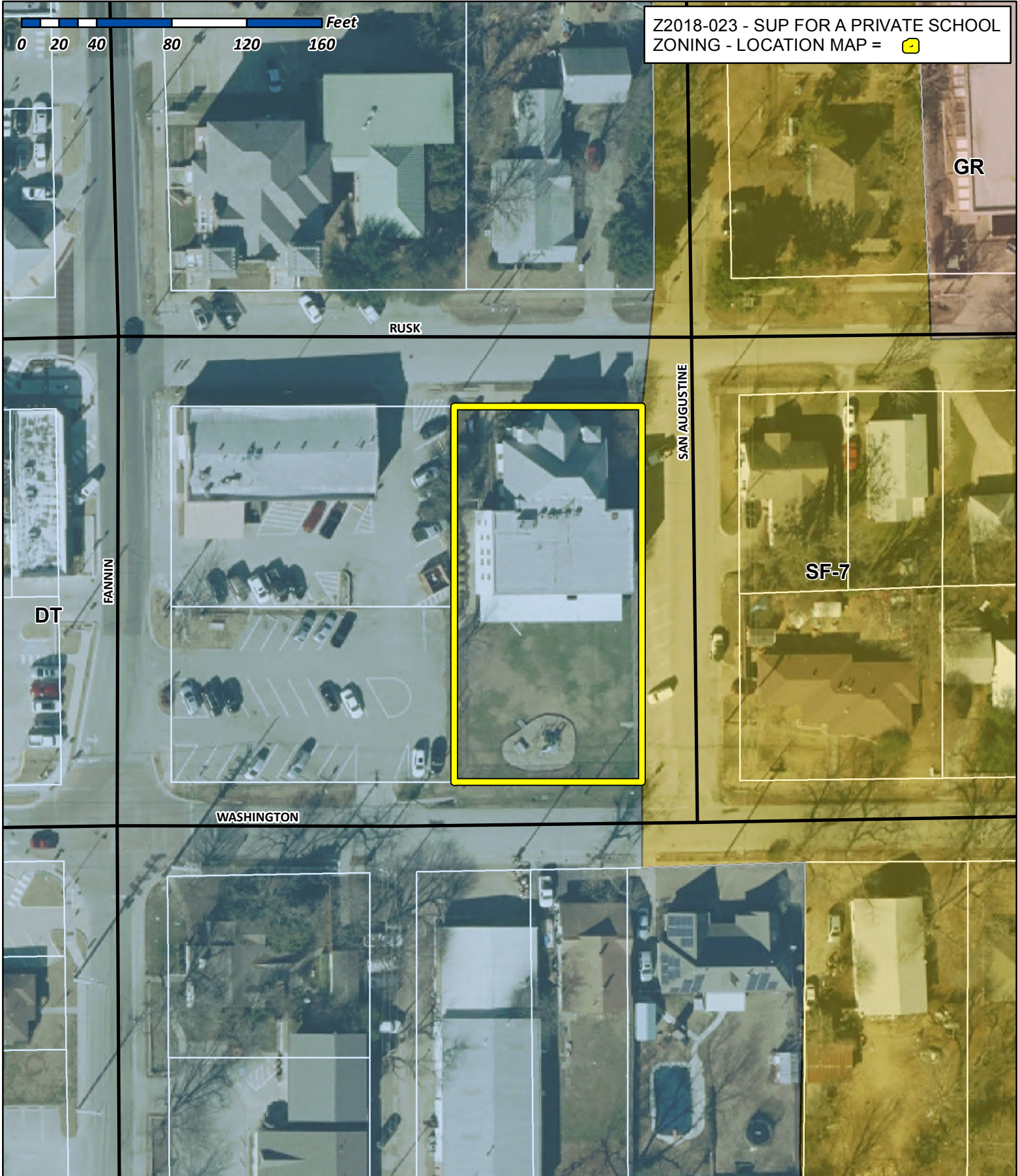
Should the City Council choose to approve the applicant's request staff would propose the following conditions of approval:

- 1) The *private school* shall generally conform to the concept plan depicted in *Exhibit 'B'* of the attached ordinance.

- 2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit 'C'* of the attached ordinance.
- 3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit 'D'* of the attached ordinance.
- 4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.
- 5) The Specific Use Permit (SUP) shall be valid for a period of two (2) years from the approval date of the SUP ordinance. To extend the SUP, the applicant shall submit a petition to the City Council for such extension 90 days prior to the expiration of the SUP. Upon recommendation from the Planning and Zoning Commission, the City Council shall review the SUP and determine if an extension is warranted.
- 6) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with an added condition that the SUP be valid for a period of two (2) years with the ability to extend the SUP after this period. The motion was approved by a vote of 4-2 with Commissioners Logan and Chodun dissenting and one (1) vacant seat.



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.

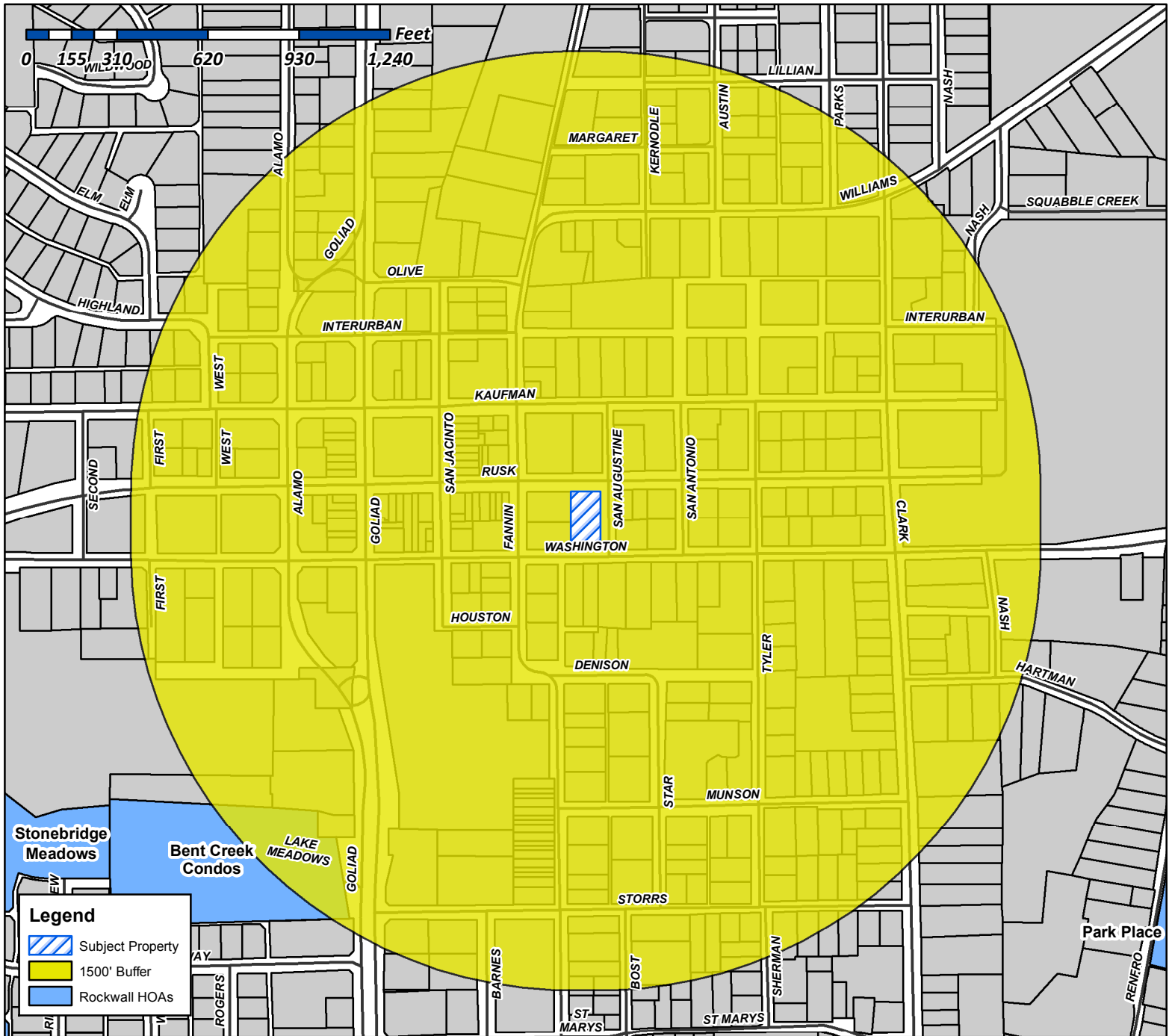




City of Rockwall

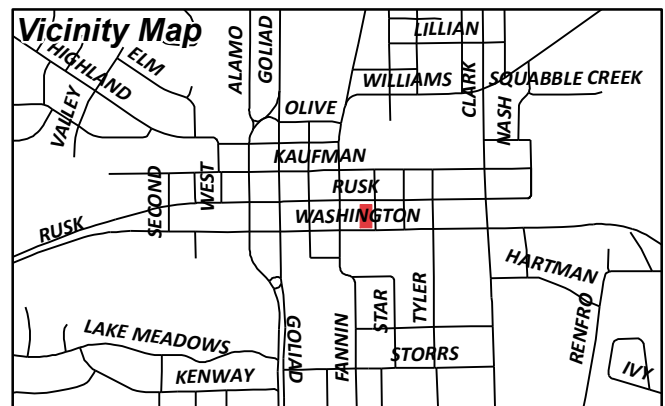
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-023
Case Name: SUP for a Private School
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 306 E. Rusk Street

Date Created: 5/15/2018
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: ["landrmanagement@yahoo.com"](mailto:landrmanagement@yahoo.com)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 25, 2018 4:04:23 PM
Attachments: [Z2018-023 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **May 25, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2018-023- Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a *Private School* in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com>

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

HOOKER 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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

5.30.18

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.

Our Trust owns two (2) properties in Downtown Rockwall:
108 S. San Jacinto and 112 N. San Jacinto. There is not
enough parking. We have lost 1 tenant due to lack of
parking. A school will bring excessive traffic and increase ^(*)

Name: Jennifer S. Blum, Trustee, Lein & Margaret 2000 Family Trust

Address: 5818 Portsmouth Ln, Dallas, TX 75252 cell 913-226-8217

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

The parking problem. We do not need a school near downtown;
we need help w/ parking & business development in

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

the historic district.



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

PHONE: (972) 771-7745
EMAIL: 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. Z2018-023: SUP for a Private School

Hold a public hearing to discuss and consider a request by John Abbott for the approval of a Specific Use Permit (SUP) for a Private School in the Downtown (DT) District on a 0.4591-acre parcel of land identified as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 306 E. Rusk Street, 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, 6/12/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/18/2018 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:

Korey Brooks
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/18/2018** 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: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-023: SUP for a Private School

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:

THT Color Supply

Address:

202 N Fannin

Rockwall TX 75087

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

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.

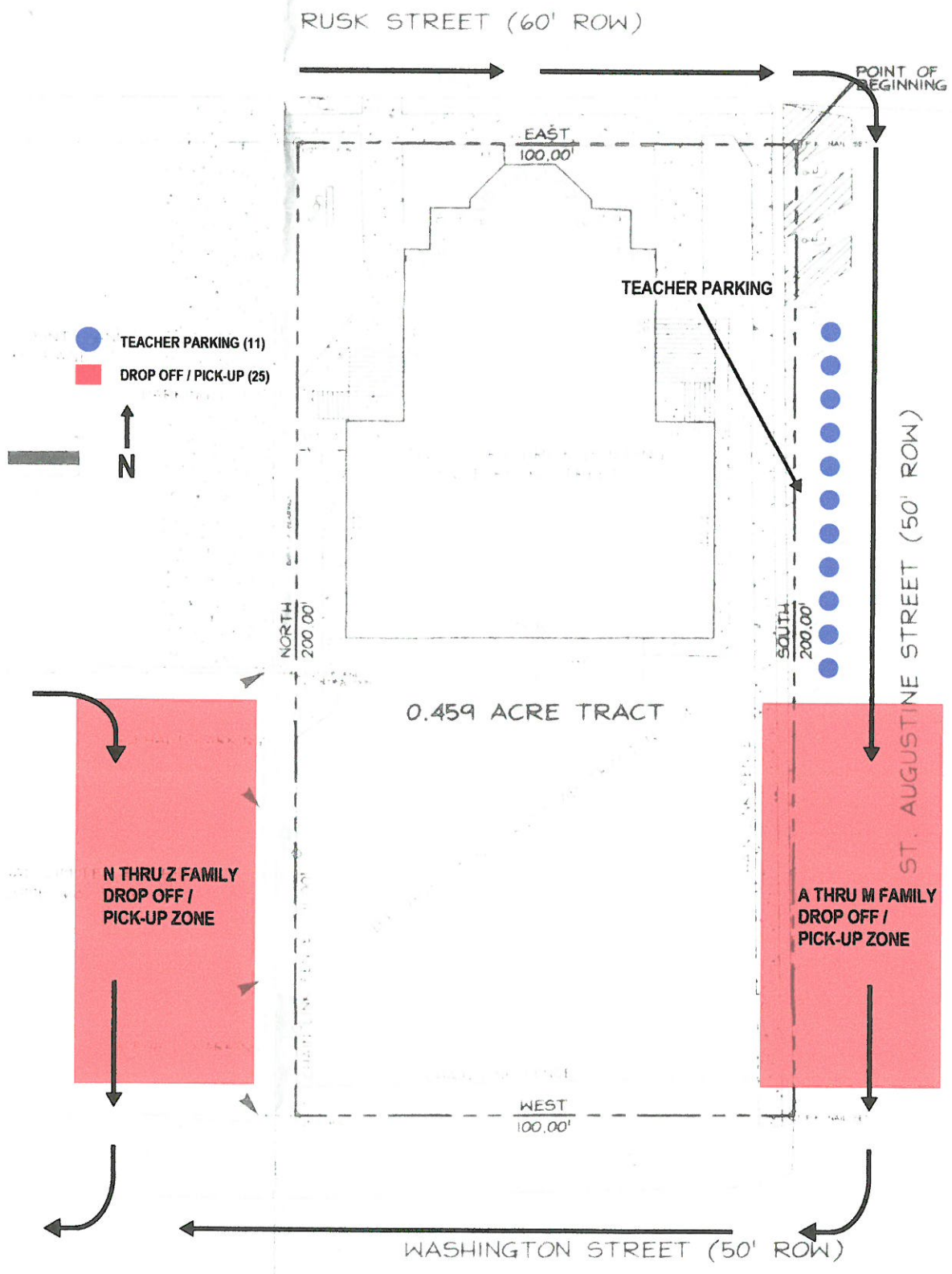
- Cars will have large cards with the last names in bold letters placed on the passenger's window in full view. Teachers/administrators with walkie talkies will walk beside those cars relaying the names, in order, so students can be walked out and escorted to their cars, along with their belongings. 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



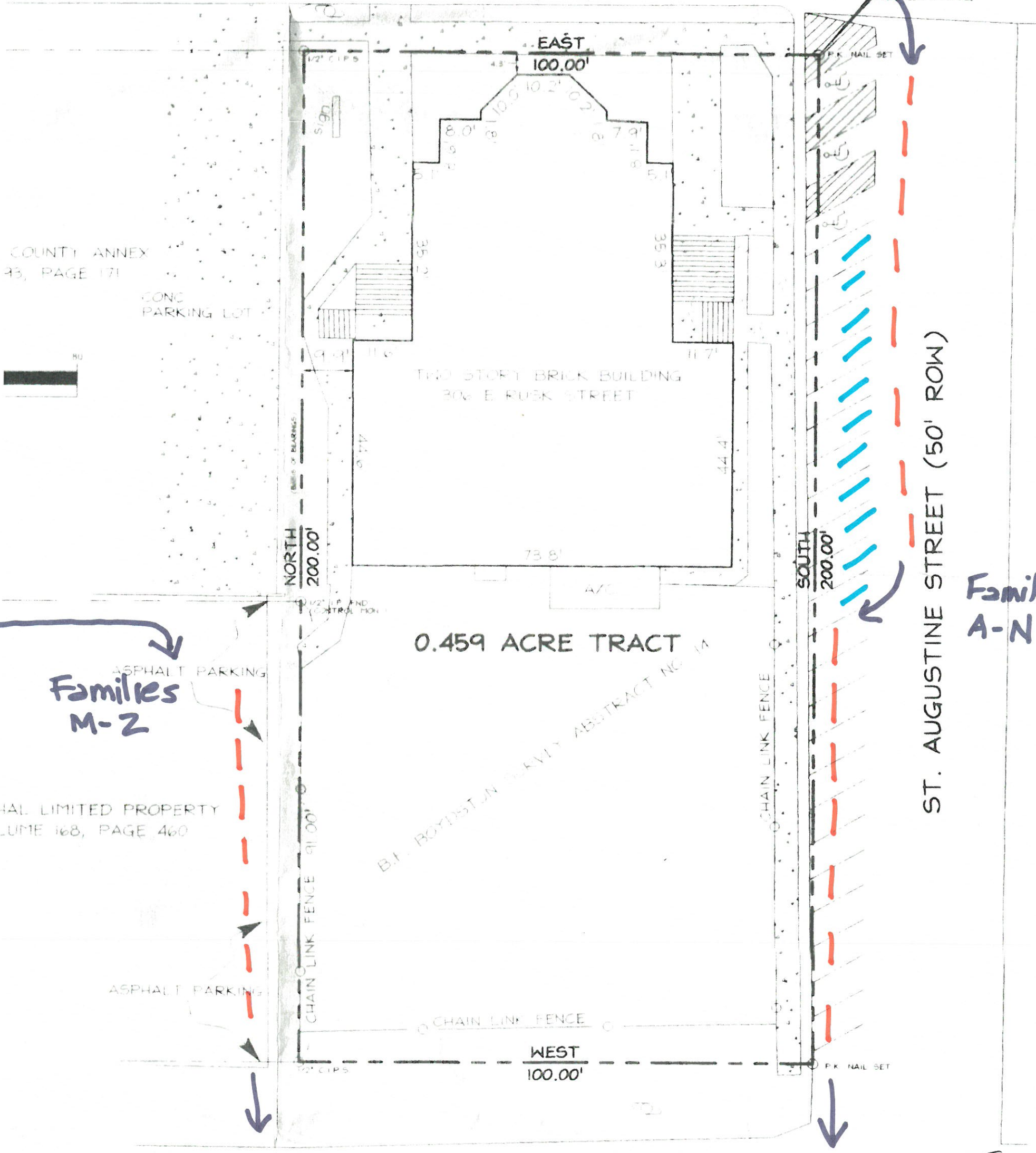
Providence Academy Drop off & Pick up

- Teachers
- Parents

N

RUSK STREET (60' ROW)

POINT OF BEGINNING



COUNTY ANNEX
43, PAGE 171

CONC
PARKING LOT



TWO STORY BRICK BUILDING
306 E. RUSK STREET

NORTH
200.00'

SOUTH
200.00'

0.459 ACRE TRACT

ASPHALT PARKING
Families
M-Z

ASPHALT PARKING
LUME 168, PAGE 460

ST. AUGUSTINE STREET (50' ROW)

Families
A-N

WEST
100.00'

WASHINGTON STREET (50' ROW)

W

S

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A PRIVATE SCHOOL IN THE DOWNTOWN (DT) DISTRICT, BEING A 0.4591-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS C & D, BLOCK 1, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF 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 from John Abbott on behalf of The Presbyterian Church of Rockwall for the approval of a Specific Use Permit (SUP) to allow a *private school* in the Downtown (DT) District on a 0.4591-acre parcel of land being described as Lots C & D, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, and zoned Downtown (DT) District, addressed as 306 E. Rusk Street and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *private school* within the Downtown (DT) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*, and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions and standards set forth in *Section 4.8, Downtown (DT) District*, of *Article V, District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following additional operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a private school on the subject property and conformance to these requirements is necessary for continued operation

- 1) The *private school* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *private school* shall have staggered drop-off and pickup times for the zones as depicted in *Exhibit 'C'* of this ordinance.
- 3) The private school institution shall generally conform to the traffic circulation plan depicted in *Exhibit 'D'* of this ordinance.
- 4) No parking shall be permitted along, adjacent to, or in the right-of-way of Rusk Street, E. Washington Street, or San Augustine Street, with the exception of the striped public parking spaces along San Augustine.
- 5) The Specific Use Permit (SUP) shall be valid for a period of two (2) years from the approval date of this ordinance. To extend the SUP, the applicant shall submit a petition to the City Council for such extension 90 days prior to the expiration of the SUP. Upon recommendation from the Planning and Zoning Commission, the City Council shall review the SUP and determine if an extension is warranted.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF JULY, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 18, 2018

2nd Reading: July 2, 2018

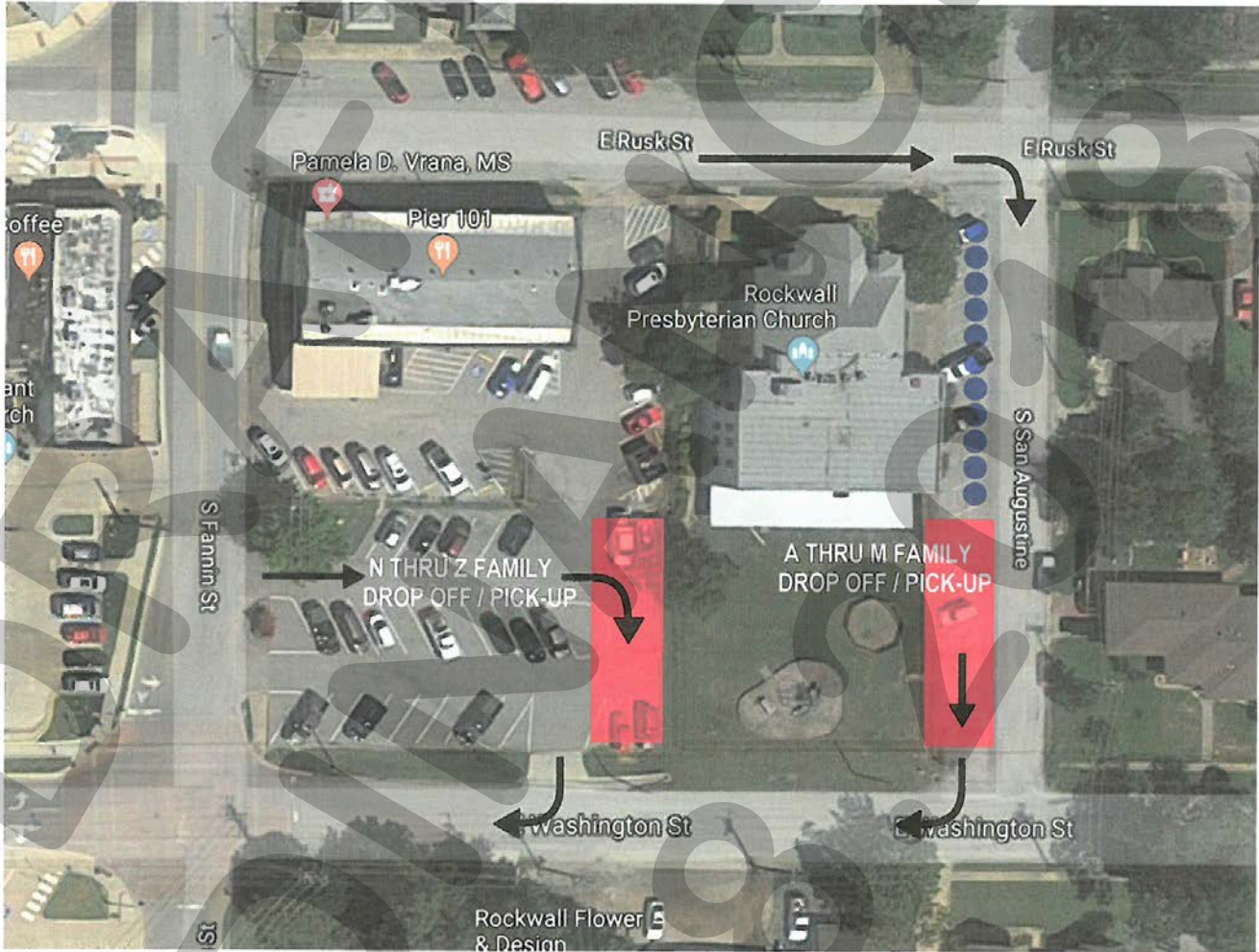
**Exhibit 'A':
Subject Property**

Subject Property: Lots C & D, Block 1, Griffith Addition



Exhibit 'B':
Concept Plan

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN



**Exhibit 'C':
Dropoff/Pickup Plan**

PROVIDENCE ACADEMY PROPOSED PARKING & DROP OFF PLAN

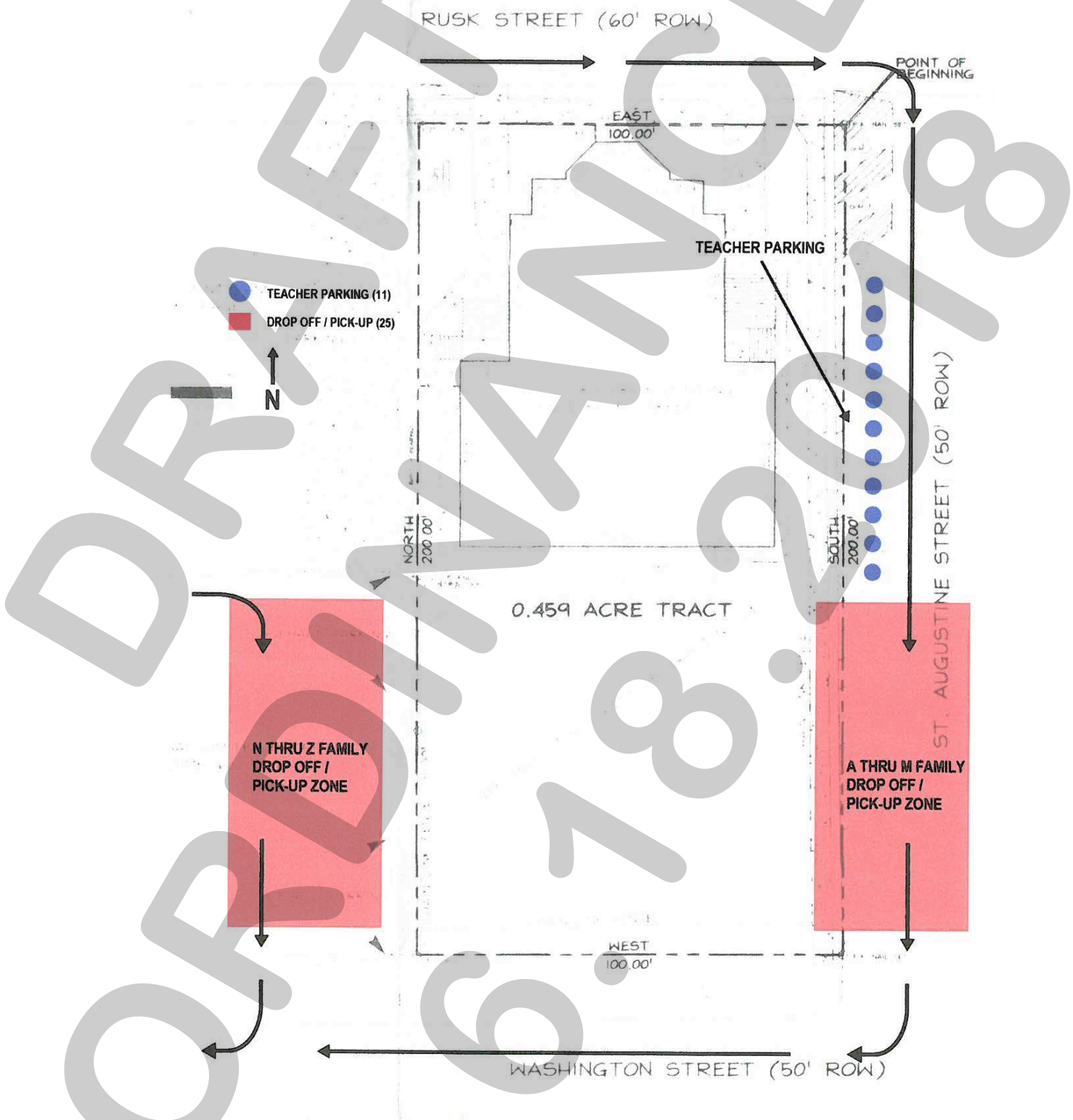


Exhibit 'D':
Traffic Circulation Plan

Providence Academy
Drop off & Pick up

- Teachers
- Parents

