



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

#### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

N/A

SUBDIVISION

Flagstone Corners

LOT

9

BLOCK

A

GENERAL LOCATION

Southeast of E. Ralph Hall Pkwy. and Mims Rd.

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Planned Development District

CURRENT USE

Undeveloped

PROPOSED ZONING

PROPOSED USE

Dental Office/Daycare

ACREAGE

1.74

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

Courtin Dental

APPLICANT

Method Architecture

CONTACT PERSON

Mary Courtin

CONTACT PERSON

Julie McElvain

ADDRESS

991 East I-30  
Suite 103

ADDRESS

3227 McKinney Ave.  
Suite 201

CITY, STATE & ZIP

Rockwall, TX 75082

CITY, STATE & ZIP

Dallas, TX 75204

PHONE

214-471-3810

PHONE

214-790-7171

E-MAIL

marycourtin@yahoo.com

E-MAIL

jmcelvain@methodarchitecture.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Julie McElvain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

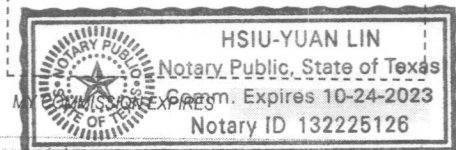
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF December, 2020. BY SIGNING THIS APPLICATION, 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 21<sup>st</sup> DAY OF December, 2020

OWNER'S SIGNATURE

*Julie McElvain*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



## PROPOSED COMPENSATORY MEASURES

**Project: GODDARD DAYCARE**

**Attention: David Gonzales, AICP**

**Jurisdiction: City of Rockwall**

**Date: 12/18/20**

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Horizontal articulation is being provided at the front entry, but is not present on playground facing facades such that teachers can maintain a line of sight on the children at all times. Thank you for the opportunity to offset horizontal articulation in favor of enhanced architecture as described below:

### **Compensate Item F) – Above and beyond 90% masonry**

Masonry is being provided over 95% including stone, brick, and stucco applications, on all elevations.

### **Compensate Item G) – Above and beyond 20% stone**

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

### **Compensate Item H) – Decorative architectural elements**

- The Goddard School entrance has been given a 'Hill Country Modern' design including a featured projecting entrance of exposed structural trusses w/ craftsman columns, wood soffit and façade accents, and a modern front door with sidelites.
- Three (3) modern roof dormers have been added with standing seam metal roof accents.
- A continuous decorative stucco cornice is present at all four elevations.
- A standing seam metal roof has been added to the entry portico.

Best Regards,

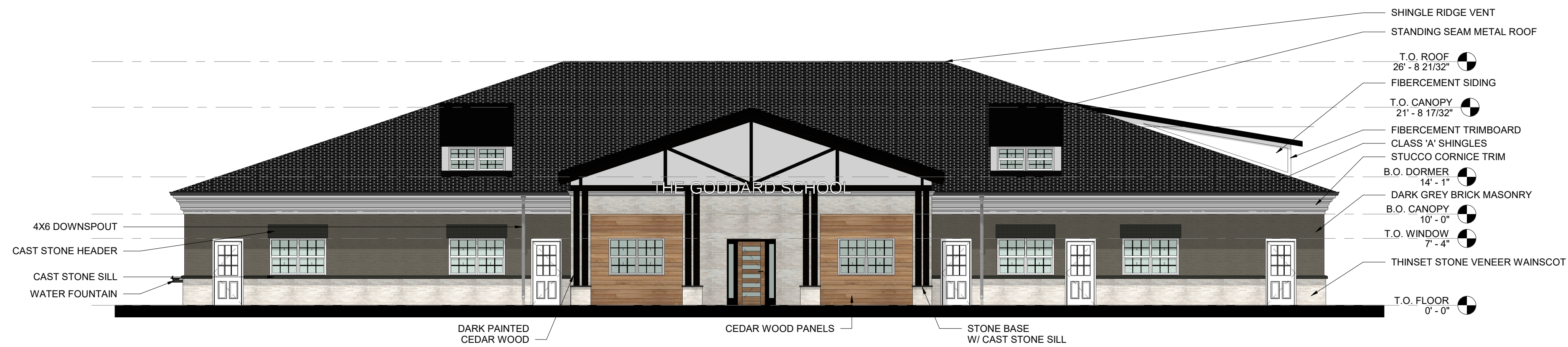


Brian 'Drew' Hayes

Associate Principal, North Texas Market Lead



**NORTH ELEVATION** 1  
1/8" = 1'-0"



**WEST ELEVATION** 2  
1/8" = 1'-0"

**COMPENSATORY MEASURES**

**F:**  
Masonry building materials in percentages equal to or greater than surrounding properties.  
**REQUIRED: 90% PROVIDED: 100%**

**G:**  
The inclusion of natural or cultured stone.  
**REQUIRED: 20% PROVIDED: 30%**

**H:**  
Increased architectural elements.  
**GODDARD SCHOOL: PEAKED ROOF (DORMERS) CORNICES**

**FACADE MATERIAL PERCENTAGES**

NORTH ELEVATION (1,149 SF)		
100 SF GLASS & DOORS		---
1,049 SF FACADE		100%
441 SF MASONRY, BRICK (PRIMARY)		42%
380 SF MASONRY, STONE (PRIMARY)		36%
211 SF STUCCO CORNICE (ACCENT)		20%
17 SF WOOD, CEDAR (ACCENT)		2%
SOUTH ELEVATION (1,149 SF)		
124 SF GLASS & DOORS		---
1,025 SF FACADE		100%
427 SF MASONRY, BRICK (PRIMARY)		42%
370 SF MASONRY, STONE (PRIMARY)		36%
211 SF STUCCO CORNICE (ACCENT)		20%
17 SF WOOD, CEDAR (ACCENT)		2%
EAST ELEVATION (1,562 SF)		
299 SF GLASS & DOORS		---
1,263 SF FACADE		100%
570 SF MASONRY, BRICK (PRIMARY)		45%
380 SF MASONRY, STONE (PRIMARY)		30%
313 SF STUCCO CORNICE (ACCENT)		25%
WEST ELEVATION (1,687 SF)		
314 SF GLASS & DOORS		---
1,373 SF FACADE		100%
365 SF MASONRY, BRICK (PRIMARY)		27%
498 SF MASONRY, STONE (PRIMARY)		36%
234 SF STUCCO CORNICE (ACCENT)		17%
276 SF WOOD, CEDAR (ACCENT)		20%

REVISIONS:

NO.	DESCRIPTION

**IBAE**  
INTERNATIONAL BOARD OF ARCHITECTS AND ENGINEERS  
MEMBER OF THE INTERNATIONAL ASSOCIATION OF ARCHITECTS

**METHOD ARCHITECTURE, PLLC**  
THESE DRAWINGS ARE THE PROPERTY OF METHOD ARCHITECTURE, PLLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF METHOD ARCHITECTURE, PLLC IS PROHIBITED.



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**FAÇADE MATERIAL PERCENTAGES**

Elevation	Material	Percentage
<b>NORTH ELEVATION (1,149 SF)</b>	100 SF GLASS & DOORS	---
	1,049 SF FAÇADE	100%
	441 SF MASONRY, BRICK (PRIMARY)	42%
	380 SF MASONRY, STONE (PRIMARY)	36%
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<b>SOUTH ELEVATION (1,149 SF)</b>	124 SF GLASS & DOORS	---
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	427 SF MASONRY, BRICK (PRIMARY)	42%
	370 SF MASONRY, STONE (PRIMARY)	36%
	211 SF STUCCO CORNICE (ACCENT)	20%
<b>EAST ELEVATION (1,582 SF)</b>	299 SF GLASS & DOORS	---
	1,263 SF FAÇADE	100%
	570 SF MASONRY, BRICK (PRIMARY)	45%
	380 SF MASONRY, STONE (PRIMARY)	30%
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<b>WEST ELEVATION (1,687 SF)</b>	314 SF GLASS & DOORS	---
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**METHOD architecture**  
2118 LAMAR, SUITE 200  
HOUSTON, TEXAS 77003  
(713) 842-7500

REVISIONS:

NO.	DESCRIPTION

**IBAE**  
INTERNATIONAL BOARD OF ARCHITECTS AND ENGINEERS  
REGISTERED ARCHITECT

**METHOD ARCHITECTURE, PLLC**  
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**COURTIN DAYCARE - RENDERING OPT 1**  
PROJECT SUBNAME  
CORNER OF MIMS RD AND RALPH HALL HWY IN ROCKWALL, TEXAS

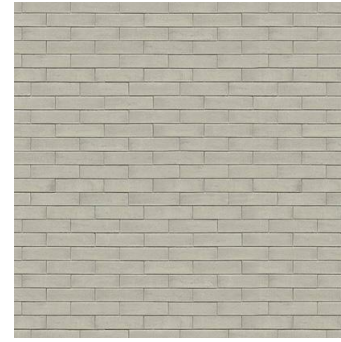
PM: PMG DE: DSG  
PROJECT: MB205014  
SHEET: A3.01 BUILDING ELEVATIONS



DARK GREY CAST STONE



BLACK ASPHALT SHINGLE



COMMON BRICK MASONRY



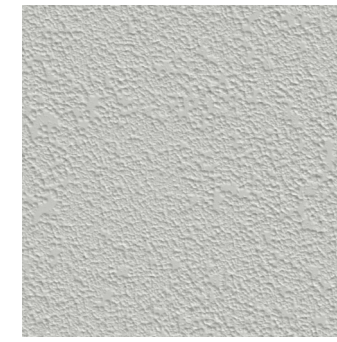
'STACKED' STONE VENEER



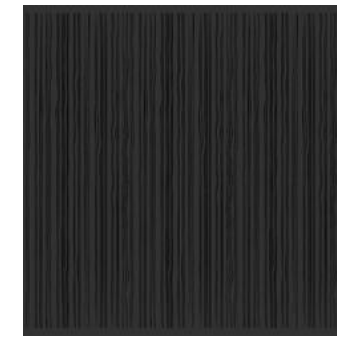
CEDAR WOOD PANELS



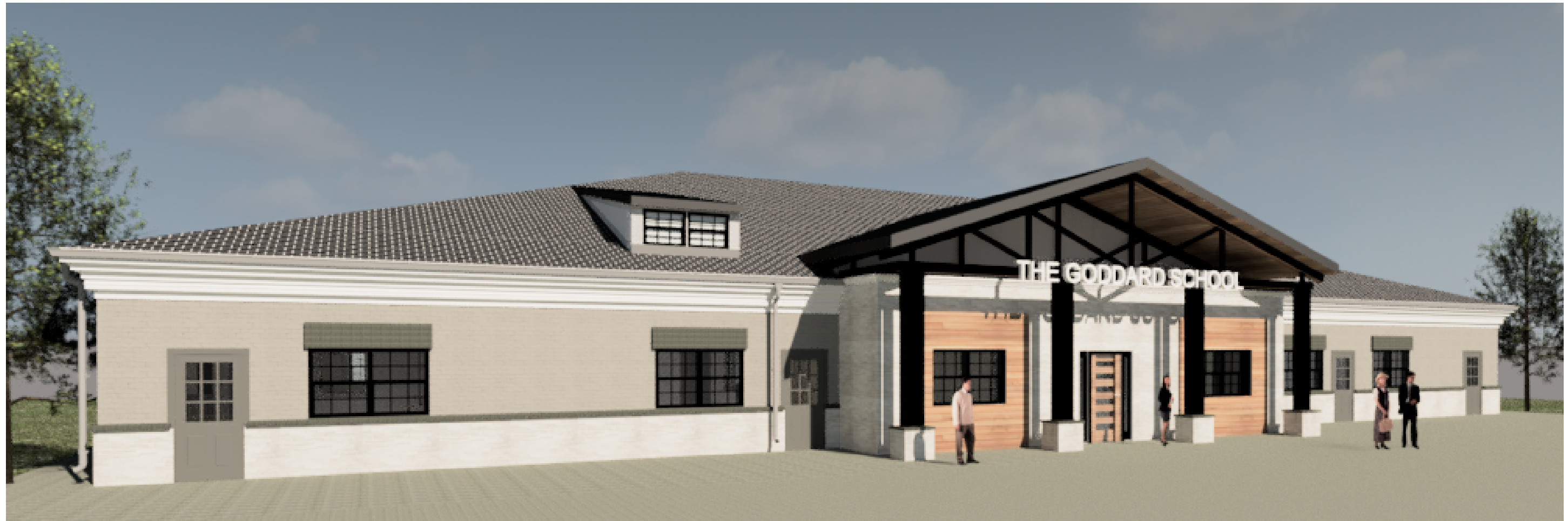
STANDING SEAM ROOF



WHITE STUCCO



DARK PAINTED CEDAR WOOD





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**FROM:** David Gonzales, *Planning and Zoning Manager*  
**DATE:** December 29, 2020  
**SUBJECT:** SP2020-034; *Amended Site Plan for Daycare Facility*

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The applicant, Drew Hayes of Method Architecture, PLLC, is requesting the approval of an amended site plan for the purpose of revising the building elevations for a daycare facility associated with an approved Site Plan [Case No. SP2020-031] that was approved on December 8, 2020. At the time this site plan was being considered, there were two (2) buildings proposed: [1] a dental office and [2] a daycare facility. After receiving a recommendation from the Architectural Review Board (ARB), the Planning and Zoning Commission approved the building elevations and an exception to the building articulation standards for the dental office, and an exception to allow for a front yard fence for the daycare facility; however, the Planning and Zoning Commission approved a motion to deny the requested exceptions to the building articulation standards for the daycare facility (i.e. north, south, and east facing elevations) by vote of 7-0. This motion effectively denied the submitted design of the building. It should be noted that the Architectural Review Board (ARB) during three (3) separate meetings (i.e. October 27, 2020, November 24, 2020, and December 8, 2020) recommended the applicant change the design of the daycare facility to better conform to the adjacent buildings, which were constructed in a *Hill Country Modern* appearance as opposed to the *Colonial* look that was presented, and ultimately denied. With this in mind, staff conducted a search of the Goddard Schools and found several varying elevations that could be considered appropriate for a *Hill Country Modern* appearance, and forwarded an example to the applicant for consideration. Staff has provided a copy of the example in your packet. Staff should point out that the applicant's request does incorporate some of the elements from the example (i.e. gabled front entry with exposed rafters, elongated dormers, gabled accents on two (2) sides of the elevations, and a lowered roof profile); however, the building elevations still do not meet the horizontal articulation standards. With this being said, the applicant is requesting the same exceptions to the requirements of Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) and has provided a letter proposing compensatory measures for the following items:

- (A) Articulation (Primary Building Façades). According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.
- (B) Articulation (Secondary Building Façades). According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.
- (C) Roof Design Standards. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, structures being constructed with a pitched roof system must have a minimum of a 6:12 roof pitch. The proposed building does not meet the roof design standards established by the UDC for the roof pitch at a minimum of 6:12 and requires approval of an exception. *It should be noted that this change was requested by staff and should not be subject to additional compensatory measures.*

With this being said, the Architectural Review Board (ARB) will need to review the proposed changes and forward a recommendation to the Planning and Zoning Commission at the December 29, 2020 meeting; however, this remains a discretionary matter for the Planning and Zoning Commission.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 12/22/2020

PROJECT NUMBER: SP2020-034  
PROJECT NAME: Site Plan for Daycare Facility  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Discuss and consider a request by Drew Hayes of METHODarchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	12/22/2020	Needs Review

12/22/2020: SP2020-034; Building Elevation – Daycare Facility- Flagstone Corners Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email [dgonzales@rockwall.com](mailto:dgonzales@rockwall.com).

M.3 For reference, include the case number (SP2020-034) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

M.4 All pages of the building elevations are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

M.5 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) An exception to the building articulation standards (i.e. horizontal articulation) will be required for south, east, and west elevations.
- 2) Roof pitch requires approval of an exception for not meeting the 6:12 standard.
- 3) All signage requires a separate permit through the Building Inspections Department.

Based on the revised building elevation submitted, staff has identified the following that require approval of an exception to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

- 1) Building Articulation. The proposed building (i.e. Daycare Facility) does not meet the articulation standards for horizontal articulation of the north, south, and east elevations as established by the UDC and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)

2) Roof Design Standards. The proposed building does not meet the roof design standards established by the UDC for the roof pitch at a minimum of 6:12 and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.6 The Architectural Review Board (ARB) meeting will be held on December 29, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning work session meeting will be held on December 29, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on December 29, 2020.
- 3) Planning & Zoning regular meeting will be held on January 12, 2021. (if necessary)
- 4) Architectural Review Board (ARB) meeting will be held on January 12, 2021. (if necessary)

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requests that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	Approved w/ Comments

12/22/2020: Currently, I don't have specific recommendations due to the special considerations with the child care facility and the layout for the dental office without a formal meeting with the owners/architects. I am more than willing to speak directly with them and provide real time recommendations.

Transferred comment from SP2020-031.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/22/2020	N/A

No Comments





# DEVELOPMENT APPLICATION

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

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CITY ENGINEER: \_\_\_\_\_

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ADDRESS

N/A

SUBDIVISION

Flagstone Corners

LOT

9

BLOCK

A

GENERAL LOCATION

Southeast of E. Ralph Hall Pkwy. and Mims Rd.

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Planned Development District

CURRENT USE

Undeveloped

PROPOSED ZONING

PROPOSED USE

Dental Office/Daycare

ACREAGE

1.74

LOTS [CURRENT]

1

LOTS [PROPOSED]

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OWNER

Courtin Dental

APPLICANT

Method Architecture

CONTACT PERSON

Mary Courtin

CONTACT PERSON

Julie McElvain

ADDRESS

991 East I-30  
Suite 103

ADDRESS

3227 McKinney Ave.  
Suite 201

CITY, STATE & ZIP

Rockwall, TX 75082

CITY, STATE & ZIP

Dallas, TX 75204

PHONE

214-471-3810

PHONE

214-790-7171

E-MAIL

marycourtin@yahoo.com

E-MAIL

jmcelvain@methodarchitecture.com

### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Julie McElvain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

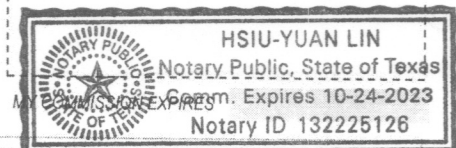
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF December, 2020. BY SIGNING THIS APPLICATION, 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."

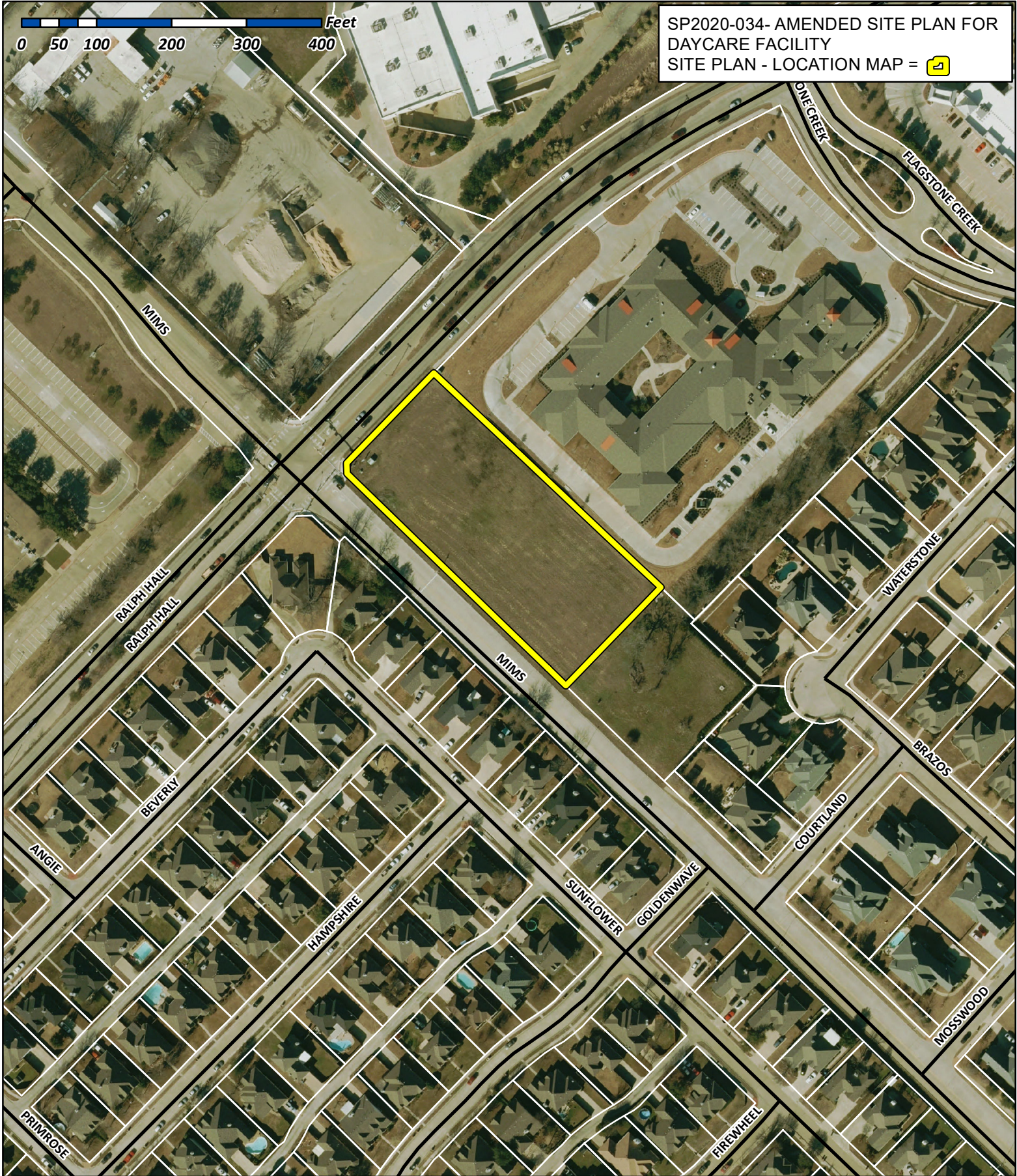
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21<sup>st</sup> DAY OF December, 2020


OWNER'S SIGNATURE

*Julie McElvain*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





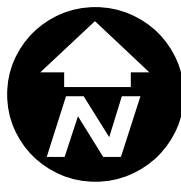
SP2020-034- AMENDED SITE PLAN FOR DAYCARE FACILITY  
 SITE PLAN - LOCATION MAP = 



# City of Rockwall

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

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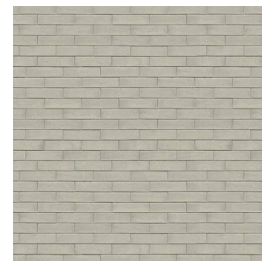




DARK GREY  
CAST STONE



BLACK ASPHALT  
SHINGLE



COMMON BRICK  
MASONRY



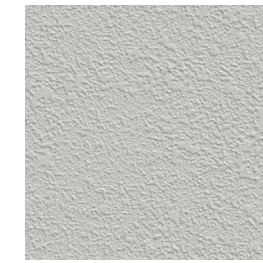
'STACKED' STONE  
VENEER



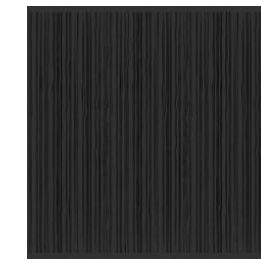
CEDAR WOOD  
PANELS



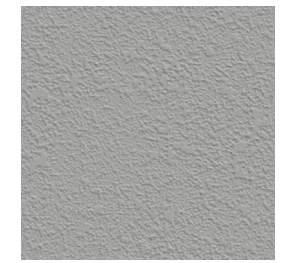
STANDING SEAM  
ROOF



WHITE STUCCO

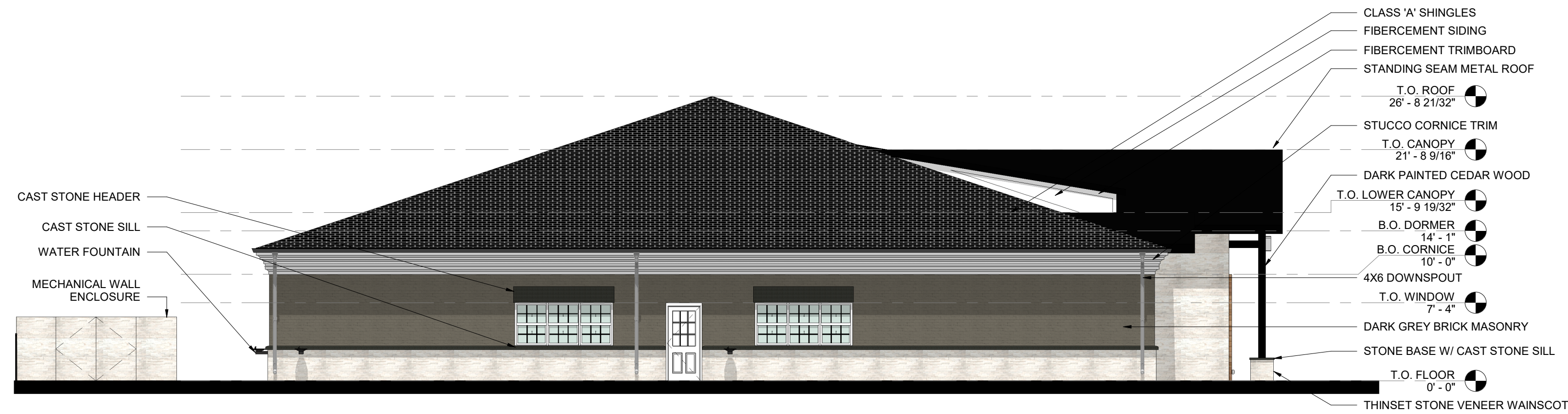


DARK PAINTED  
CEDAR WOOD

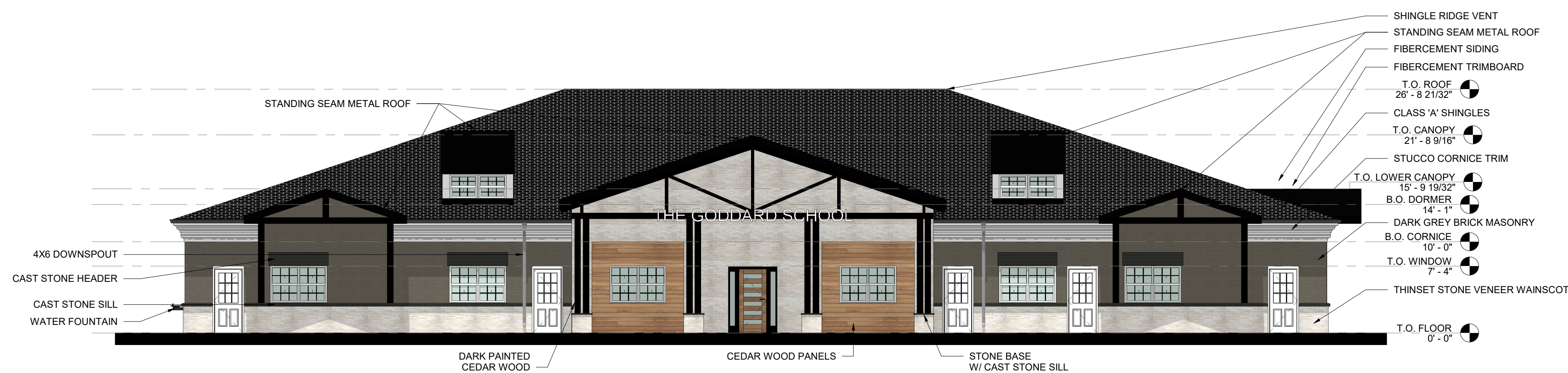


GREY STUCCO





**NORTH ELEVATION** 1  
1/8" = 1'-0"



**WEST ELEVATION** 2  
1/8" = 1'-0"

**COMPENSATORY MEASURES**

**F:**  
Masonry building materials in percentages equal to or greater than surrounding properties.  
**REQUIRED: 90% PROVIDED: 100%**

**G:**  
The inclusion of natural or cultured stone.  
**REQUIRED: 20% PROVIDED: 30%**

**H:**  
Increased architectural elements.  
**GODDARD SCHOOL: PEAKED ROOF (DORMERS) CORNICES**

**FACADE MATERIAL PERCENTAGES**

NORTH ELEVATION (1,098 SF)		
100 SF GLASS & DOORS		---
998 SF FACADE		100%
441 SF MASONRY, BRICK (PRIMARY)		44%
337 SF MASONRY, STONE (PRIMARY)		34%
208 SF STUCCO CORNICE (ACCENT)		21%
12 SF WOOD, CEDAR (ACCENT)		1%
SOUTH ELEVATION (1,117 SF)		
124 SF GLASS & DOORS		---
993 SF FACADE		100%
450 SF MASONRY, BRICK (PRIMARY)		45%
328 SF MASONRY, STONE (PRIMARY)		33%
203 SF STUCCO CORNICE (ACCENT)		21%
12 SF WOOD, CEDAR (ACCENT)		1%
EAST ELEVATION (1,562 SF)		
299 SF GLASS & DOORS		---
1,263 SF FACADE		100%
570 SF MASONRY, BRICK (PRIMARY)		45%
380 SF MASONRY, STONE (PRIMARY)		30%
313 SF STUCCO CORNICE (ACCENT)		25%
WEST ELEVATION (1,859 SF)		
314 SF GLASS & DOORS		---
1,545 SF FACADE		100%
419 SF MASONRY, BRICK (PRIMARY)		27%
657 SF MASONRY, STONE (PRIMARY)		43%
193 SF STUCCO CORNICE (ACCENT)		13%
276 SF WOOD, CEDAR (ACCENT)		17%

REVISIONS:

NO.	DESCRIPTION

**TEAE**  
THE TEXAS ARCHITECTS ASSOCIATION  
MEMBER SINCE 1988  
REGISTERED ARCHITECT

**METHOD ARCHITECTURE, PLLC**  
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## The Goddard School of Gainseville




[Daycares and Schools](#)


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on Thursday

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### Testimonials

*Sean, I just wanted to send you a quick letter to let you know how highly we regard your services here at GSI. The drawings Continue Reading*

*Goddard Schools Project Manager*

[Click here to view full testimonials.](#)

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## PROPOSED COMPENSATORY MEASURES

**Project: GODDARD DAYCARE**

**Attention: David Gonzales, AICP**

**Jurisdiction: City of Rockwall**

**Date: 12/18/20**

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Horizontal articulation is being provided at the front entry, but is not present on playground facing facades such that teachers can maintain a line of sight on the children at all times. Thank you for the opportunity to offset horizontal articulation in favor of enhanced architecture as described below:

### **Compensate Item F) – Above and beyond 90% masonry**

Masonry is being provided over 95% including stone, brick, and stucco applications, on all elevations.

### **Compensate Item G) – Above and beyond 20% stone**

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

### **Compensate Item H) – Decorative architectural elements**

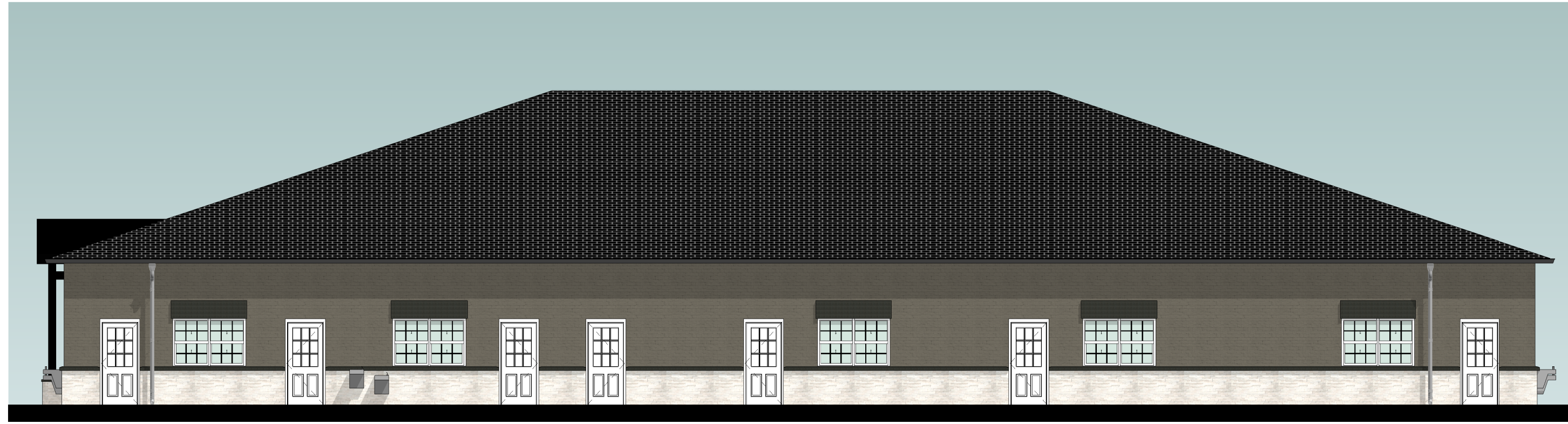
- The Goddard School entrance has been given a 'Hill Country Modern' design including a featured projecting entrance of exposed structural trusses w/ craftsman columns, wood soffit and façade accents, and a modern front door with sidelites.
- Two (2) modern roof dormers have been added with standing seam metal roof accents.
- Additional gables have been added, two (2) at the front façade, and one (1) facing Mims Road, as add to the articulation of the building.
- A continuous decorative stucco cornice is present at all four elevations.
- A standing seam metal roof has been added to the entry portico.

Best Regards,



Brian 'Drew' Hayes

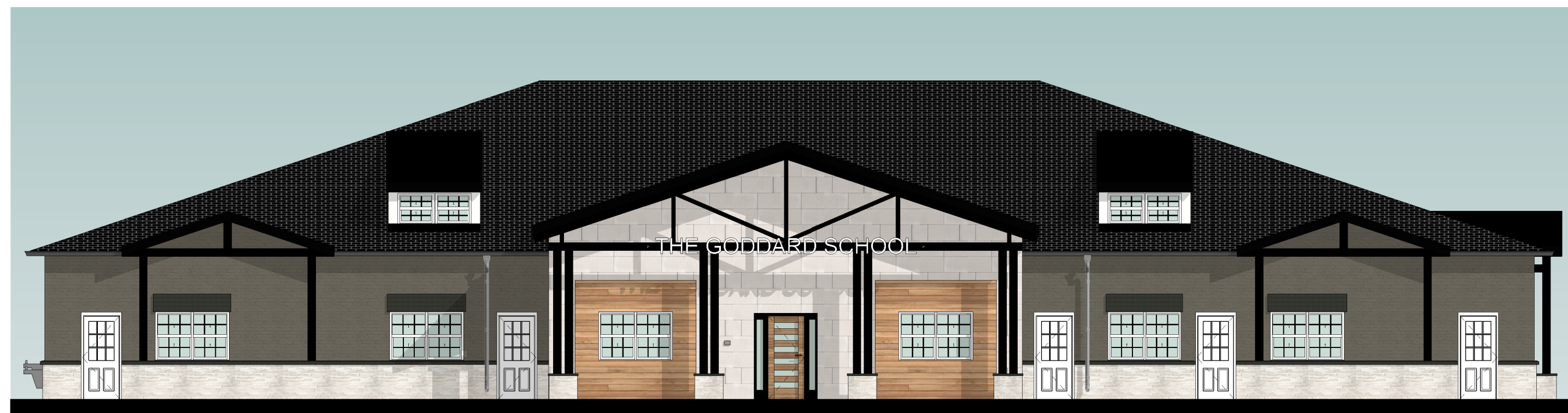
Associate Principal, North Texas Market Lead



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

**METHOD** architecture  
 2118 LAMAR, SUITE 200  
 HOUSTON, TEXAS 77003  
 (713) 842-7500

REVISIONS:

NO.	DATE	DESCRIPTION

**TEAE**  
 ARCHITECT  
 REGISTERED ARCHITECT

**METHOD ARCHITECTURE, PLLC**  
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**COURTIN DAYCARE - RENDERING OPT 1**  
 PROJECT SUBNAME

CORNER OF MIMS RD  
 AND RALPH HALL PKWY  
 IN HOUSTON, TEXAS

PM: PMG DE: DSG

PROJECT:  
**MB205014**

SHEET:  
**A10.3**  
 RENDERED  
 ELEVATIONS OPT 1





January 15, 2021

TO: Drew Hayes, RA, LEED AP  
Method Architecture  
3227 McKinney Avenue, Suite 201  
Dallas, Texas 75204

COPY: Mary Courtin  
Courtin Dental  
991 East IH-30, Suite 103  
Smyrna, GA 30081

FROM: David Gonzales, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2020-034; *Amended Site Plan for Daycare Facility*

Mr. Hayes:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on December 29, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Requires a recommendation from the ARB and approval by the Planning and Zoning Commission.

Planning and Zoning Commission

On December 29, 2020, the Planning and Zoning Commission approved a motion to approve the amended site plan with the conditions of approval and the recommendation of the Architectural Review Board (ARB) by a vote of 5-0, with Commissioners Womble and Deckard absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP  
Planning and Zoning Manager

## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Wednesday, December 23, 2020 9:04 AM  
**To:** Drew Hayes  
**Cc:** Mary Courtin (marycourtin@yahoo.com); Sonny Owens; 'Julie McElvain'  
**Subject:** ARB and P&Z Meetings Next Week  
**Attachments:** 06\_SP2020-034.pdf

Good morning Drew,

Please find attached staff's memo regarding your request. The Planning and Zoning Commission will be taking action next week on Tuesday, December 29, 2020 regarding this request. Prior to the P&Z meeting, the ARB will meet to review and discuss the proposed building elevations. This meeting will begin at 5:00 p.m. Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. The meetings will be held in the City's Council Chambers. Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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## Gonzales, David

---

**From:** Julie McElvain <jmcelvain@methodarchitecture.com>  
**Sent:** Friday, December 18, 2020 2:59 PM  
**To:** Gonzales, David  
**Cc:** Drew Hayes  
**Subject:** Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon David,

Please see the link attached below of the Goddard School's exterior elevations, compensatory measures letter, digital material board, and rendering for your review. Please let me know if you need anything else!

 [2020\\_12\\_18\\_GODDARD\\_SCHOOL\\_MATERIAL\\_BOARD\\_ELEVATIONS\\_CM\\_LETTER](#)

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Thursday, January 14, 2021 5:15 PM  
**To:** Drew Hayes  
**Cc:** 'Mary Courtin'; Sonny Owens; Miller, Ryan  
**Subject:** SP2020-034 - Daycare Facility  
**Attachments:** Building Elevations [Revised - Goddard School] (12.20.2020).pdf

Drew,

As you may recall, the Architectural Review Board (ARB) forwarded a recommendation of approval to the Planning and Zoning Commission for the Goddard School with the condition that matching columns be added to the south elevation as depicted on the primary entrance. At your earliest convenience, can you forward to me the revised elevation drawing so that I can update the case file and forward the approval letter. Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

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[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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## Gonzales, David

---

**From:** Gonzales, David  
**Sent:** Friday, December 18, 2020 4:18 PM  
**To:** 'Julie McElvain'  
**Cc:** Drew Hayes  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering  
**Attachments:** Application (12.11.2020).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Yes, the project requires a new application. The application is for an amendment to the building elevations. Please have completed and turned in on Monday, December 21, 2020. With regard to the fees, those are being waived per Ryan.



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
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972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Julie McElvain [mailto:jmcelvain@methodarchitecture.com]  
**Sent:** Friday, December 18, 2020 4:10 PM  
**To:** Gonzales, David  
**Cc:** Drew Hayes  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

David,

Are you requiring a separate application from the architect? I do believe KSA has sent one with their original package to you.

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | [Dallas](#) | Houston



---

**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Friday, December 18, 2020 3:08 PM

**To:** Julie McElvain <[jmcelvain@methodarchitecture.com](mailto:jmcelvain@methodarchitecture.com)>

**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>

**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Thank you, Julie. Is the site plan application on its way? We close at five today. Additionally, you can email a PDF version so that the application can be processed.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**

PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>

**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>

**Subject:** Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Good Afternoon David,

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 [2020\\_12\\_18\\_GODDARD\\_SCHOOL\\_MATERIAL\\_BOARD\\_ELEVATIONS\\_CM\\_LETTER](#)

Julie McElvain

Designer

[METHOD](#)architecture, PLLC

**P** 214-790-7171 | **W** [methodarchitecture.com](http://methodarchitecture.com)

**A** 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | [Dallas](#) | Houston



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## Gonzales, David

---

**From:** Julie McElvain <jmcelvain@methodarchitecture.com>  
**Sent:** Monday, December 21, 2020 3:39 PM  
**To:** Gonzales, David  
**Cc:** Drew Hayes; Sonny Owens  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering  
**Attachments:** 2020-12-21\_Goddard School - Exterior Elevations\_A3.0\_A3.01.pdf; GODDARD ELEV.APPL.FORM.pdf; 2020-12-21\_Goddard School - Material Board and Render.pdf; GODDARD ELEV.APPL.FORM.pdf

David,

Attached above is the application form sign and notarized. I have also attached the updated building elevations for you of the Goddard School and a new rendering with the material callouts. Please let me know if you need anything else.

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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---

**From:** Gonzales, David  
**Sent:** Monday, December 21, 2020 1:41 PM  
**To:** Julie McElvain  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Julie,

The fee is being waived, I just need the application (i.e. signed and notarized).

Thank you,



**DAVID GONZALES, AICP**  
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**From:** Julie McElvain [<mailto:jmcelvain@methodarchitecture.com>]  
**Sent:** Monday, December 21, 2020 1:12 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

David,

I have the form ready to send to you. To cover the cost for the application fee of \$100, can I pay over the phone or how do you prefer we do this? I could send in a check by mail but it would take a while to get to you.

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

Austin | Dallas | Houston



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**From:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>  
**Sent:** Monday, December 21, 2020 12:11 PM  
**To:** Julie McElvain <[jmcelvain@methodarchitecture.com](mailto:jmcelvain@methodarchitecture.com)>  
**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>; Mary Courtin ([marycourtin@yahoo.com](mailto:marycourtin@yahoo.com)) <[marycourtin@yahoo.com](mailto:marycourtin@yahoo.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; 'Sonny Owens' <[SOwens@zconstructors.com](mailto:SOwens@zconstructors.com)>  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Julie,

As a reminder, I will need an application before 5:00 PM today (December 21, 2020) in order to move forward with this request. If the application is not received today, staff will place the item on the next available P&Z and ARB meeting once the application has been received.

Thank you,



**DAVID GONZALES, AICP**  
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**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

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**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>

**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

David,

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Julie McElvain

Designer

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**P** 214-790-7171 | **W** [methodarchitecture.com](http://methodarchitecture.com)

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**Sent:** Friday, December 18, 2020 3:08 PM

**To:** Julie McElvain <[jmcelvain@methodarchitecture.com](mailto:jmcelvain@methodarchitecture.com)>

**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>

**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Thank you, Julie. Is the site plan application on its way? We close at five today. Additionally, you can email a PDF version so that the application can be processed.

Let me know if you have any questions.

Thank you,



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>

**Subject:** Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

Good Afternoon David,

Please see the link attached below of the Goddard School's exterior elevations, compensatory measures letter, digital material board, and rendering for your review. Please let me know if you need anything else!

 [2020\\_12\\_18\\_GODDARD\\_SCHOOL\\_MATERIAL\\_BOARD\\_ELEVATIONS\\_CM\\_LETTER](#)

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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## Gonzales, David

---

**From:** Drew Hayes <dhayes@methodarchitecture.com>  
**Sent:** Friday, January 15, 2021 3:54 PM  
**To:** Gonzales, David  
**Cc:** 'Mary Courtin'; Sonny Owens; Miller, Ryan  
**Subject:** RE: SP2020-034 - Daycare Facility  
**Attachments:** 2021\_01\_15\_GODDARD\_SCHOOL\_RENDERED ELEVATIONS.pdf

Thank you David, attached is the updated rendered elevations with modifications as directed by the ARB conditional approval.

Have a good weekend!

Drew Hayes, RA, LEED AP  
Associate Principal, North Texas Lead  
METHODarchitecture, PLLC  
M 972-992-8660 | O 214-790-7171 | W methodarchitecture.com



---

**From:** Gonzales, David  
**Sent:** Thursday, January 14, 2021 5:15 PM  
**To:** Drew Hayes  
**Cc:** 'Mary Courtin'; Sonny Owens; Miller, Ryan  
**Subject:** SP2020-034 - Daycare Facility

Drew,

As you may recall, the Architectural Review Board (ARB) forwarded a recommendation of approval to the Planning and Zoning Commission for the Goddard School with the condition that matching columns be added to the south elevation as depicted on the primary entrance. At your earliest convenience, can you forward to me the revised elevation drawing so that I can update the case file and forward the approval letter. Let me know if you have any questions.

Thank you,



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## Gonzales, David

---

**From:** Julie McElvain <jmcelvain@methodarchitecture.com>  
**Sent:** Monday, December 21, 2020 3:42 PM  
**To:** Gonzales, David  
**Subject:** Goddard School Elevations and Material Board

David,

Please disregard the previous email I sent you, I was not made aware of one design feature I have just been told about so I will need to update those pdfs I sent you. The form however is accurate.

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W methodarchitecture.com  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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## Gonzales, David

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**Sent:** Monday, December 21, 2020 4:09 PM  
**To:** 'Julie McElvain'  
**Cc:** Drew Hayes; Sonny Owens  
**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

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Julie McElvain

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Julie,



The fee is being waived, I just need the application (i.e. signed and notarized).

Thank you,



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**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

David,

I have the form ready to send to you. To cover the cost for the application fee of \$100, can I pay over the phone or how do you prefer we do this? I could send in a check by mail but it would take a while to get to you.

Julie McElvain

Designer

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**Cc:** Drew Hayes <[dhayes@methodarchitecture.com](mailto:dhayes@methodarchitecture.com)>; Mary Courtin ([marycourtin@yahoo.com](mailto:marycourtin@yahoo.com))

<[marycourtin@yahoo.com](mailto:marycourtin@yahoo.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>; 'Sonny Owens' <[SOwens@zconstructors.com](mailto:SOwens@zconstructors.com)>

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**Subject:** RE: Goddard School Exterior Elevations, Compensatory Measures Letter, Digital Material Board and Rendering

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David,

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Julie McElvain

Designer

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David,

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Julie McElvain

Designer

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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Monday, December 21, 2020 3:58 PM  
**To:** 'Julie McElvain'  
**Subject:** RE: Goddard School Elevations and Material Board

Ok, thank you for letting me know.



**DAVID GONZALES, AICP**  
PLANNING & ZONING MANAGER  
PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6488 OFFICE  
[DGONZALES@ROCKWALL.COM](mailto:DGONZALES@ROCKWALL.COM)

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**From:** Julie McElvain [mailto:jmcelvain@methodarchitecture.com]  
**Sent:** Monday, December 21, 2020 3:42 PM  
**To:** Gonzales, David  
**Subject:** Goddard School Elevations and Material Board

David,

Please disregard the previous email I sent you, I was not made aware of one design feature I have just been told about so I will need to update those pdfs I sent you. The form however is accurate.

Julie McElvain  
Designer  
METHODarchitecture, PLLC  
P 214-790-7171 | W [methodarchitecture.com](http://methodarchitecture.com)  
A 1919 McKinney Ave Suite 2011, Dallas, TX 75201

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## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Thursday, December 17, 2020 11:15 AM  
**To:** 'Sonny Owens'  
**Cc:** Miller, Ryan; Mary Courtin (marycourtin@yahoo.com); Matt Zahm  
**Subject:** RE: Goddard School Revised Rendering

Sonny, after speaking with Ryan, we should point out that the requested exceptions from the previous submittal (i.e. horizontal articulation) were denied with prejudice by the Planning and Zoning Commission; therefore, this requires a substantial change to the elevations in order to submit within one (1) year. With this being said, the proposed changes would not be considered a substantial change since you are requesting the same exceptions to the horizontal articulation (i.e. no change to the building form), and you are adding an additional exception for the roof (i.e. not meeting the 6:12 roof pitch). Although the shallow roof pitch is more in line with the example that was forwarded to you, there were other elements in that example that do not appear on this structure. Essentially, the building form has not changed. You may want to reconsider this and provide something more in line with the example that was received.

Thank you,



**DAVID GONZALES, AICP**

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**From:** Sonny Owens [mailto:SOwens@zconstructors.com]  
**Sent:** Thursday, December 17, 2020 9:21 AM  
**To:** Gonzales, David  
**Cc:** Miller, Ryan ; Mary Courtin (marycourtin@yahoo.com) ; Matt Zahm  
**Subject:** Re: Goddard School Revised Rendering

Thank you David. Unfortunately, we will be requesting exceptions for the horizontal articulation on the other sides due to the use of the building and the constraints created by the requirements of the classrooms. We will provide compensatory measures for those.

**Sonny Owens | Senior Project Manager | Z Constructors**  
(O) [972.682.1435](tel:972.682.1435) | (M) [214.578.5266](tel:214.578.5266) | (F) [972.682.1439](tel:972.682.1439)  
[sowens@zconstructors.com](mailto:sowens@zconstructors.com) | [www.zconstructors.com](http://www.zconstructors.com)  
[11886 Greenville Ave | Suite 106d | Dallas, TX 75243](#)

Sent from my iPhone, please excuse grammatical errors.

On Dec 17, 2020, at 9:17 AM, Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)> wrote:

Thank you Sonny,

Based on the perspective/rendering, this appears to be more in line with the theme of what ARB is recommending. As a note, be sure that you are providing horizontal articulation for the other three (3) sides, or will you be requesting exceptions once again? If you are requesting exceptions, be sure to include a letter identifying the requested exceptions and the compensatory measures for each exception. Once again, these are discretionary to the Planning and Zoning Commission.

Thank you,

**DAVID GONZALES, AICP**

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**From:** Sonny Owens [<mailto:SOwens@zconstructors.com>]  
**Sent:** Wednesday, December 16, 2020 9:47 PM  
**To:** Gonzales, David <[DGonzales@rockwall.com](mailto:DGonzales@rockwall.com)>; Miller, Ryan <[RMiller@rockwall.com](mailto:RMiller@rockwall.com)>  
**Cc:** Mary Courtin ([marycourtin@yahoo.com](mailto:marycourtin@yahoo.com)) <[marycourtin@yahoo.com](mailto:marycourtin@yahoo.com)>; Matt Zahm <[MZahm@zconstructors.com](mailto:MZahm@zconstructors.com)>  
**Subject:** Goddard School Revised Rendering

Good afternoon, David

I was at the city building today and tried to catch you but you were unavailable. I wanted to run the most recent rendering of The Goddard School by you all just so there were no surprises when we resubmit on the 18<sup>th</sup>.

The revisions include and overall “hill country modern” theme, lower roof slope, horizontal offset entry, metal roof panel elements at the entry and dormers, and it more closely resembles the architecture of the adjacent buildings. We based the design on the previous photo that you sent of another Goddard building and feel like we have accomplished that look. We plan to submit this 12/18 for review at the next ARB meeting. If you see anything that sticks out as obviously conflicting with the ARB’s intent, feel free to let me know. Thank you both for your help during this process.

**Sonny Owens | Senior Project Manager | Z Constructors**

(O) 469.608.5744 | (M) 214.578.5266 | (F) 972.682.1439

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## Gonzales, David

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**From:** Drew Hayes <dhayes@methodarchitecture.com>  
**Sent:** Monday, December 21, 2020 4:22 PM  
**To:** Gonzales, David  
**Cc:** Sonny Owens; Julie McElvain; Chloe Christian  
**Subject:** Compensatory Letter - Goddard School  
**Attachments:** 2020-12-21 Courtin Dental and Goddard Daycare - Architectural Compensatory Measures.pdf

David,

Attached is the letter for compensatory measures for the Goddard School project.

We are looking forward to the next step,

Drew Hayes, RA, LEED AP  
Associate Principal, North Texas Lead  
METHODarchitecture, PLLC  
M 972-992-8660 | O 214-790-7171 | W methodarchitecture.com



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