



# PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # SP2022-032 P&Z DATE July 12, 2022 CC DATE \_\_\_\_\_ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

### Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

### Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

### HPAB Application

- Exhibit

### Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# \_\_\_\_\_)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date \_\_\_\_\_
  - Cabinet # \_\_\_\_\_
  - Slide # \_\_\_\_\_

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Zoning Map Updated \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-032

**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>
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### Site Plan Application Fees:

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

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- 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	1408 S. GOLIAD, ROCKWALL TX 75087				
Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

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

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL		
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE		
Acreage	6.641	Lots [Current]	1	Lots [Proposed]	1

[X] **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]

<input type="checkbox"/> Owner	HERITAGE CHRISTIAN ACADEMY	<input checked="" type="checkbox"/> Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRAD HELMER [Owner] the undersigned, who stated the information on this application to be true and certified the following:

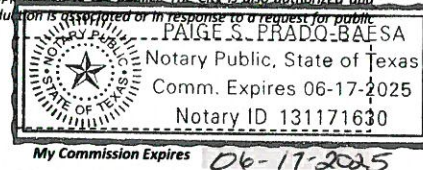
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of JUNE, 2022. By signing this application, 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 requested or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of JUNE, 2022

Owner's Signature

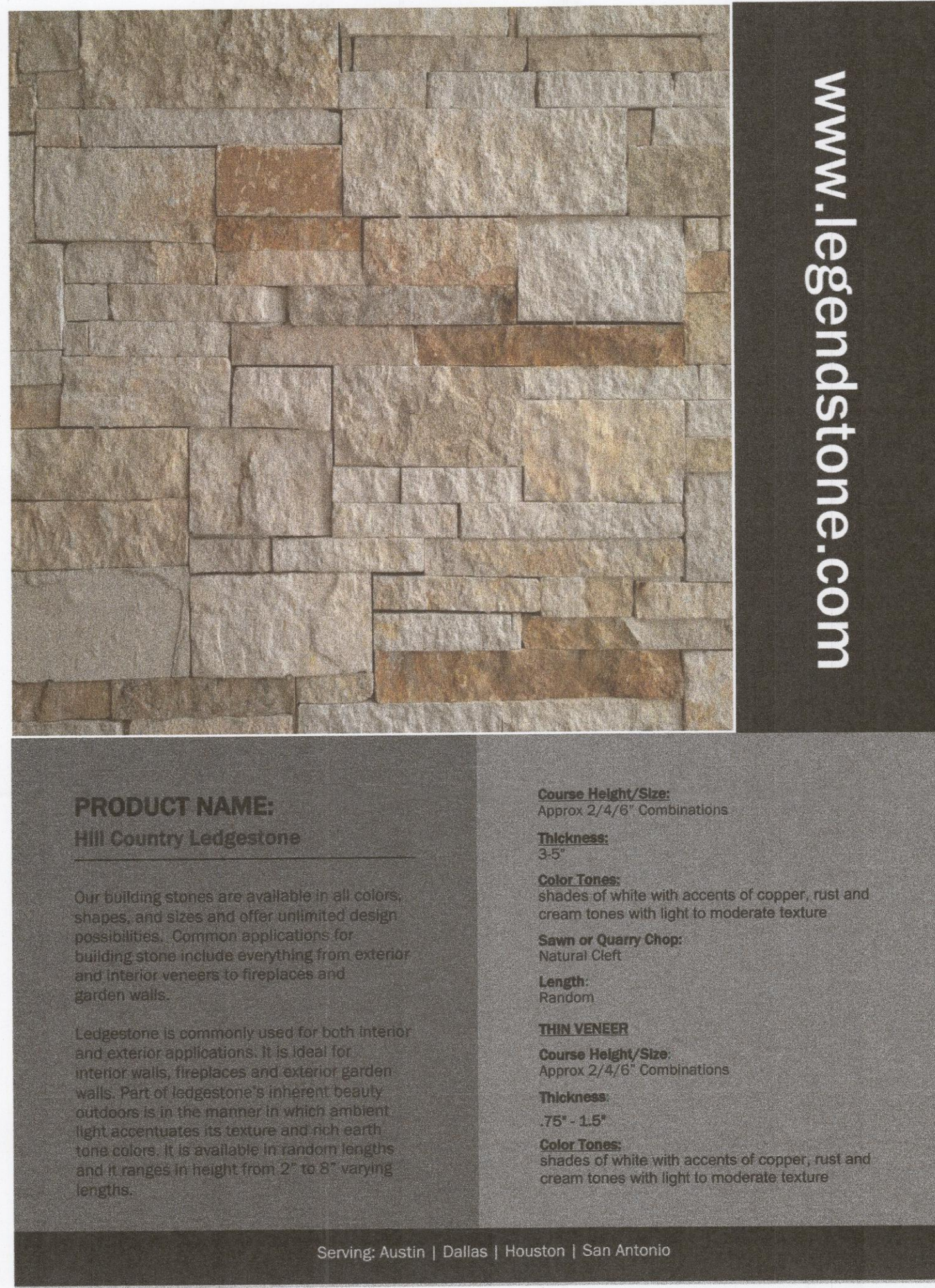
*Brad Helmer*  
*Paige S. Prado-Baesa*

Notary Public in and for the State of Texas



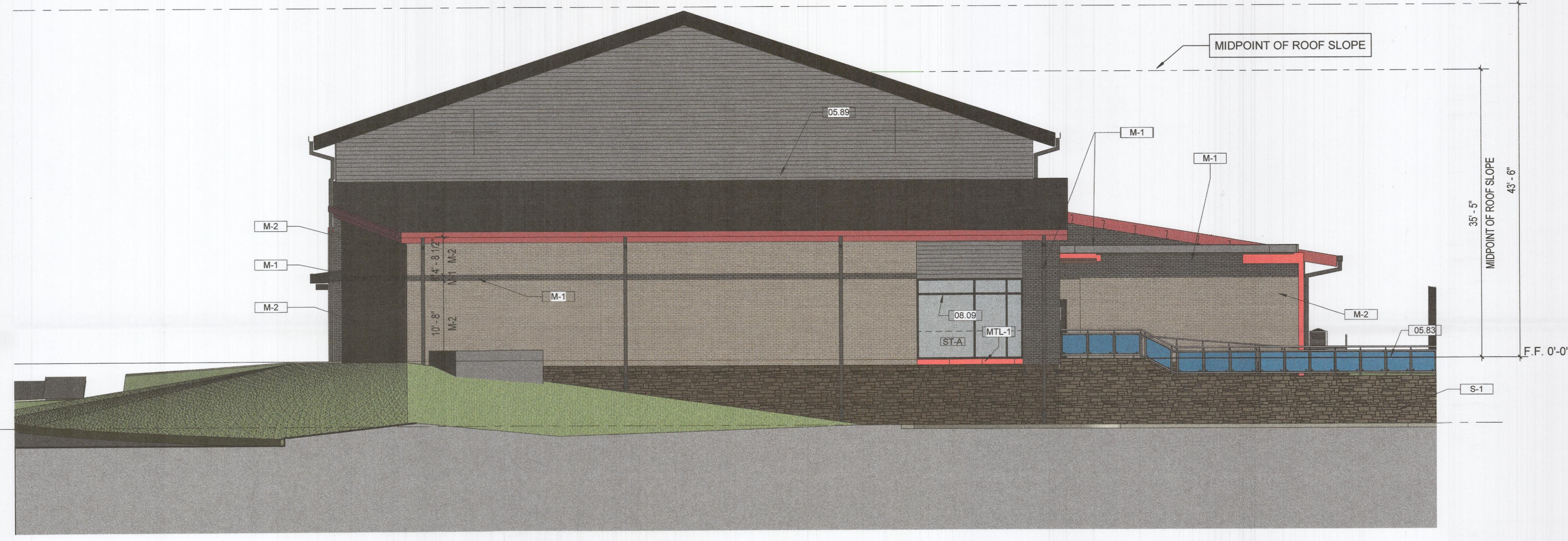
My Commission Expires 06-17-2025





MATERIAL CALCULATIONS			
		AREA	%
<b>NORTH ELEVATION</b> 4,773			
MASONRY	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
<b>EAST ELEVATION</b> 3,460			
MASONRY	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
<b>SOUTH ELEVATION</b> 5,316			
MASONRY	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
<b>WEST ELEVATION</b> 4,373			
MASONRY	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

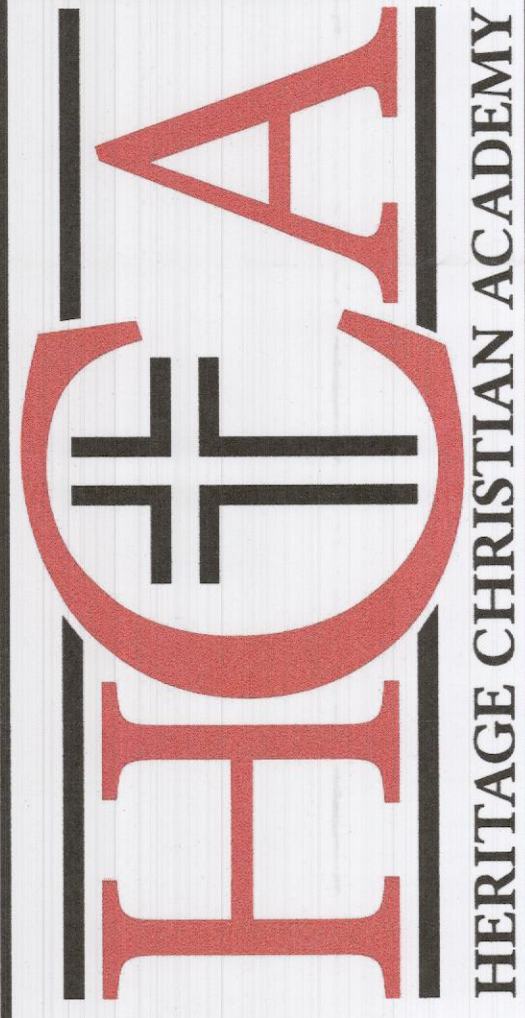
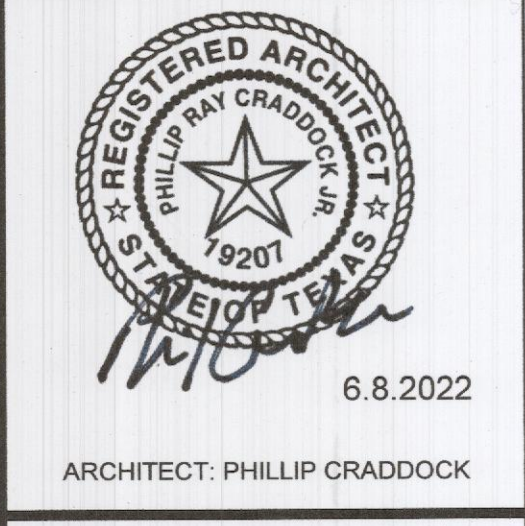
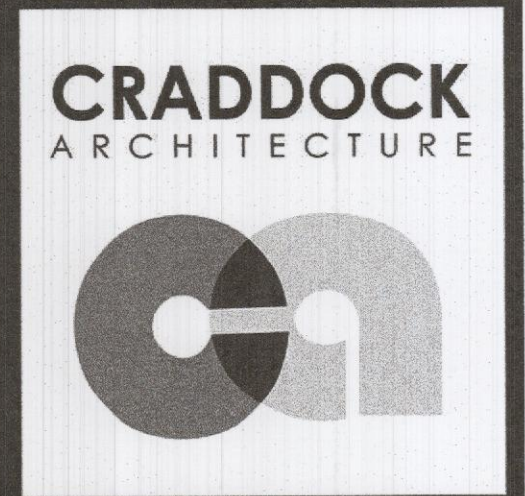
KEYNOTE LEGEND	
Key Value	Keynote Text
05.50	SBS METAL BUILDING STANDING SEAM ROOF - KYNAR PREFINISHED MIDNIGHT BRONZE
05.51	SBS METAL FACIA COLOR MIDNIGHT BRONZE
05.55	DOWNSPOUT - BY METAL BUILDING MFG. - SBS MIDNIGHT BRONZE INTO UNDERGROUND DRAIN
05.69	PROVIDE DOUBLE HEADER ABOVE OPENINGS (2) 1 5/8" X 12" X 14 GA. METAL STUDS
05.83	DECORATIVE METAL HANDRAIL - DECORATIVE WITH METAL PANEL INSERT W/ SCHOOL LOGO. CONTACT ARCHITECT / OWNER FOR FINAL DESIGN APPROVAL. CONTRACTOR SHALL PROVIDE AND INSTALL - PROVIDE COLOR / STYLE SELECTION FOR ARCHITECT AND OWNERS APPROVAL
05.87	BENT PLATE METAL PREFINISHED - KYNAR 500 - MATCH REGAL RED BY SBS
05.89	SOFFIT PANEL - METAL SOFFIT, LINEAR PANEL "MCBI" ARTISIAN OR SIMILAR - KYNAR MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MIDNIGHT BRONZE
05.93	GUTTER - BY METAL BUILDING MFG - KYNAR 500 MATCH REGAL RED BY SBS
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS
MTL-1	ARCHITECTURAL METAL PANEL COLOR (RED); KYNAR REGAL RED BY SBS W/ FLAT SEAMS AT DECORATIVE STRIPE
MTL-3	FACIA METAL PANEL COLOR (BLACK) MIDNIGHT BRONZE BY SBS W/ FLAT SEAMS
S-1	NATURAL STONE VENEER - (STONE) HILL COUNTRY LEDGESTONE - BASIS OF DESIGN, LEGENDS ARCHITECTURAL STONE, CONTACT PAT WILSON 281-377-3434 X106



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



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



**CRADDOCK ARCHITECTURE**  
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

HERITAGE CHRISTIAN ACADEMY

REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS  
1408 S. Goliad St.  
Rockwall, Texas 75087  
Project number 2020-109 Date 5/23/2022  
EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"

**A600**



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		AREA	%
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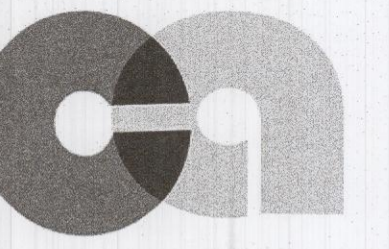
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Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER. ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8"H X 16"W. WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
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REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS	5/23/2022
1408 S. Goliad St.	Date
Rockwall, Texas 75087	2020-109
Project number	2020-109
<b>EXTERIOR ELEVATIONS</b>	
Scale: 1/8" = 1'-0"	





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-032

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CITY ENGINEER:

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## PROPERTY INFORMATION [PLEASE PRINT]

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Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

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

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Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
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City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

## NOTARY VERIFICATION [REQUIRED]

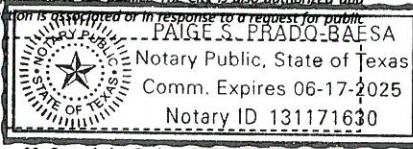
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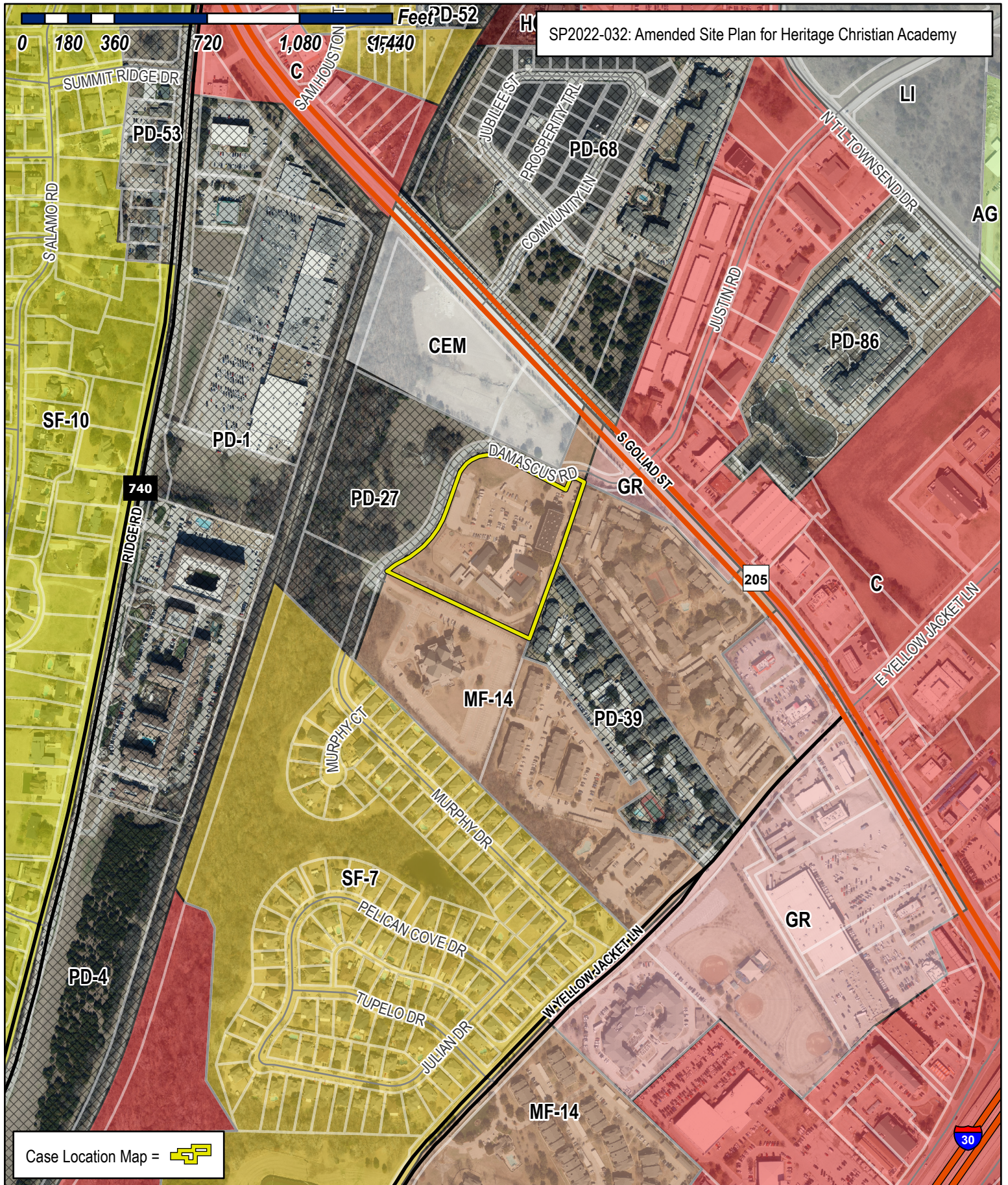
Owner's Signature

Notary Public in and for the State of Texas




My Commission Expires 06-17-2025





SP2022-032: Amended Site Plan for Heritage Christian Academy

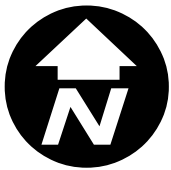
Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.









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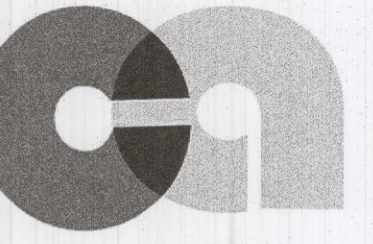
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**2 EAST ELEVATION**  
1/8" = 1'-0"



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



REVISION

#	Revision Date	Revision Description



# PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: SP2022-032  
PROJECT NAME: Amended Site Plan for Heritage Christian Academy  
SITE ADDRESS/LOCATIONS: 1408 S GOLIAD ST

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Phil Craddock, AIA of Craddock Architecture on behalf of Brad Helmer of Heritage Christian Academy for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2022	Approved w/ Comments

06/24/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com. July 6, 2022 is the deadline to have all comments; please provide staff revised plans before July 6, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-032) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please include the standard site plan signature block contained in the development packet.

M.5 Please provide the case number, a vicinity map, and a north arrow.

M.6 Doors and windows should not be included in the material percentages; please update them accordingly. Also, I believe the stone on the west elevation was left out of the material percentage (it was included with the original building elevations for the project); please update this as well.

I.7 The following is a breakdown of the changes between the originally approved building elevations and the proposed building elevations. As a note, the proposed building elevations bring the building further out of compliance with the material requirements for the General Overlay District Standards within the Unified Development Code (UDC).

- (1) North Elevation:
  - (a) Brick increased from 73% to 74.7%
  - (b) Metal increased from 15.3% to 19.3%
  - (c) There are less windows
- (2) South Elevation:
  - (a) Brick decreased from 72% to 36.3%

- (b) Stone decreased from 4.7% to 0%
- (c) Metal increased from 10.8% to 29%
- (3) East Elevation:
  - (a) Brick decreased from 67.3% to 51%
  - (b) Metal increased from 20% to 43.6%
  - (c) There are less windows
- (4) West Elevation:
  - (a) Brick decreased from 63.2% to 34.6%
  - (b) Metal increased from 13.6% to 24.9%
- (5) The building is three (3) feet taller.
- (6) The louvers for the RTU screening have been removed.
- (7) The roof color changed from Black Matte to Midnight Bronze.

M.8 Please crosshatch/indicate the RTUs and their subsequent screening. The louvers were removed from the elevations and staff cannot confirm compliance with the screening requirements.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on July 6, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 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. Revisions for this case will be due on July 6, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 28, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on July 12, 2022.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved

06/23/2022: All retaining walls 18" or taller to be rock or stone faced. No smooth concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved w/ Comments
06/20/2022: .			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-032

**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	1408 S. GOLIAD, ROCKWALL TX 75087				
Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

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

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL		
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE		
Acreage	6.641	Lots [Current]	1	Lots [Proposed]	1

[X] **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]

<input type="checkbox"/> Owner	HERITAGE CHRISTIAN ACADEMY	<input checked="" type="checkbox"/> Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

## NOTARY VERIFICATION [REQUIRED]

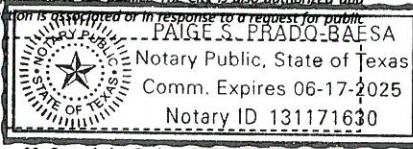
Before me, the undersigned authority, on this day personally appeared BRAD HELMER [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 14th day of JUNE, 2022. 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 requested or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of JUNE, 2022

Owner's Signature

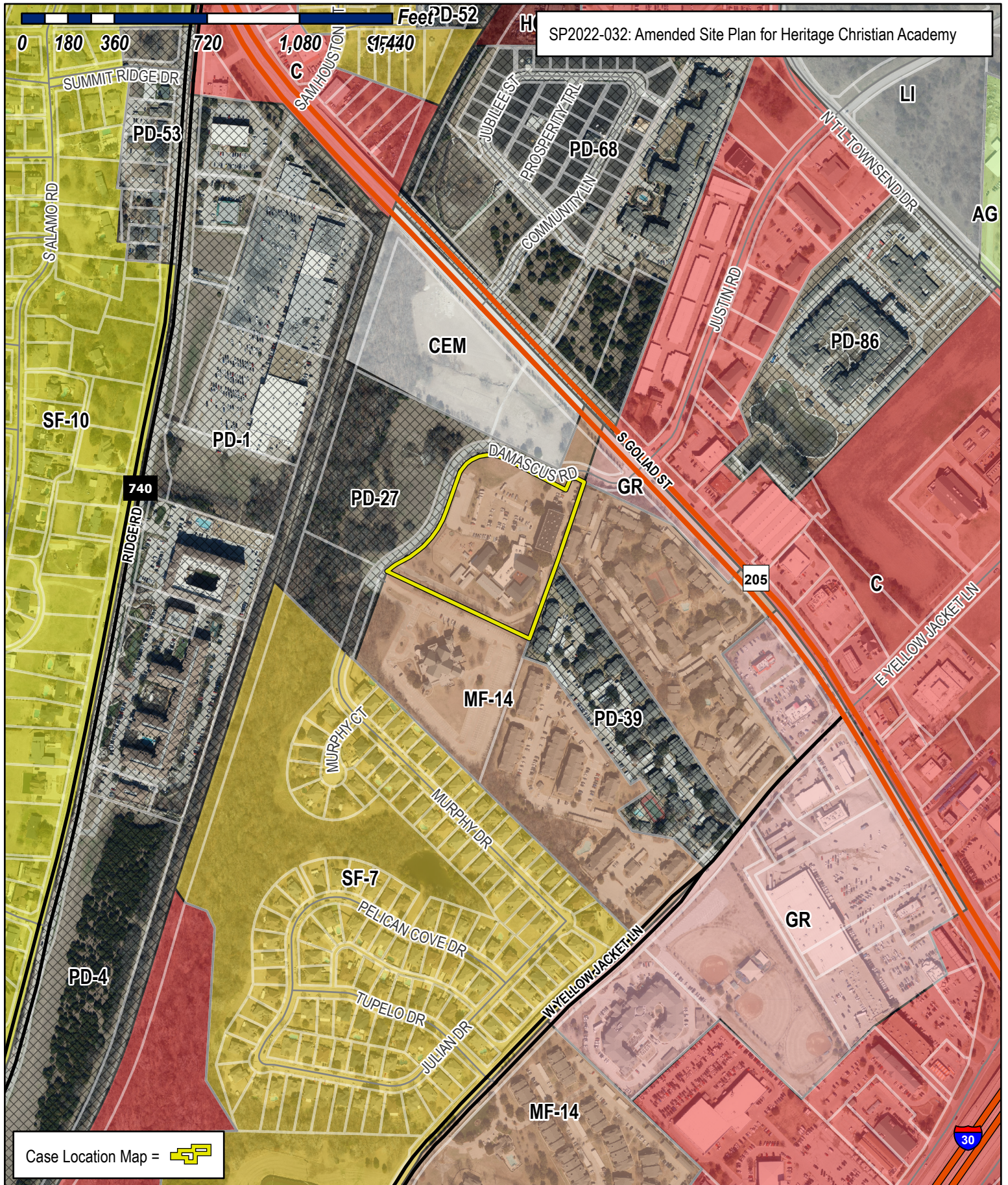
Notary Public in and for the State of Texas




My Commission Expires

06-17-2025





Case Location Map = 



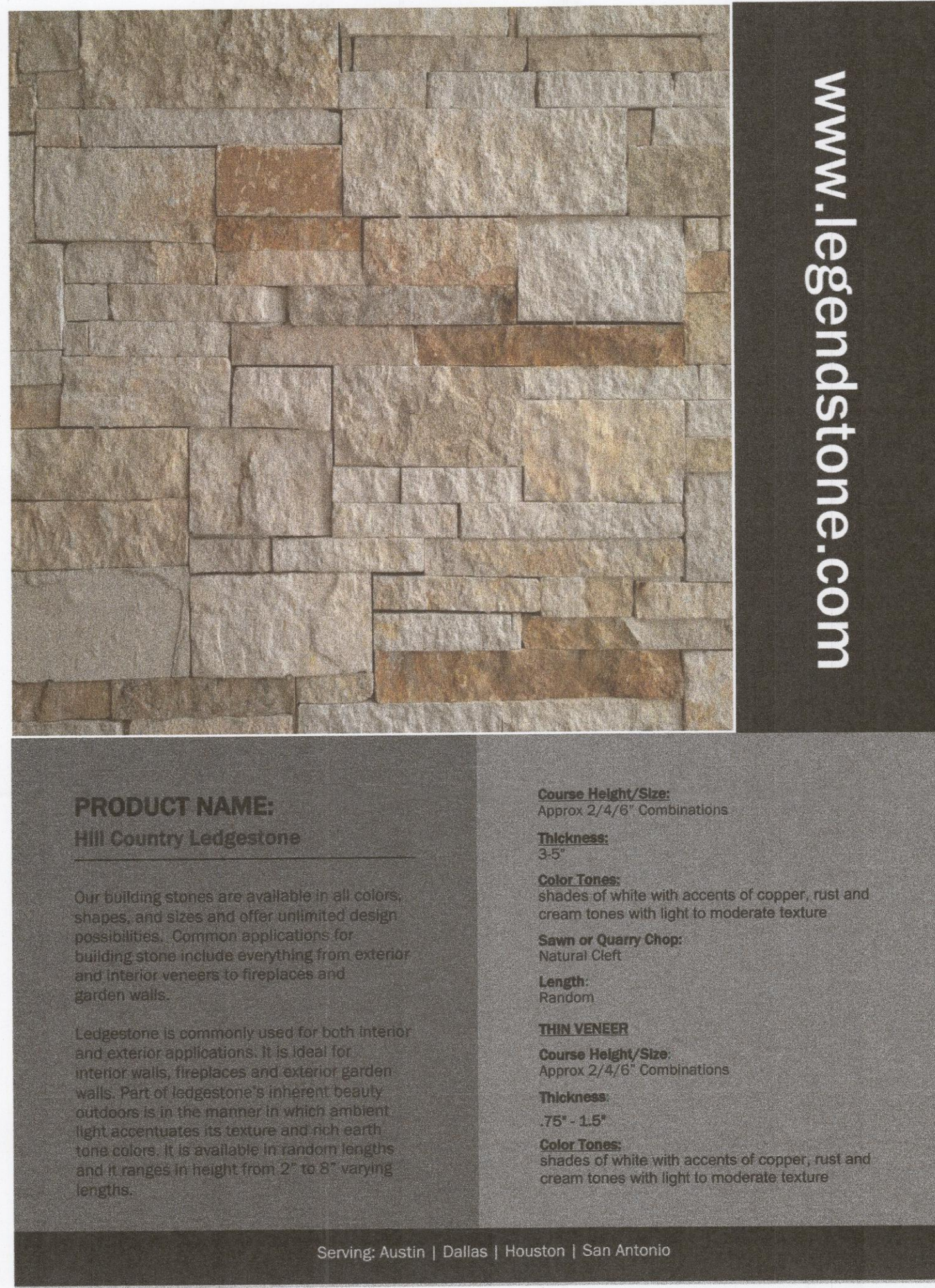
# City of Rockwall

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.

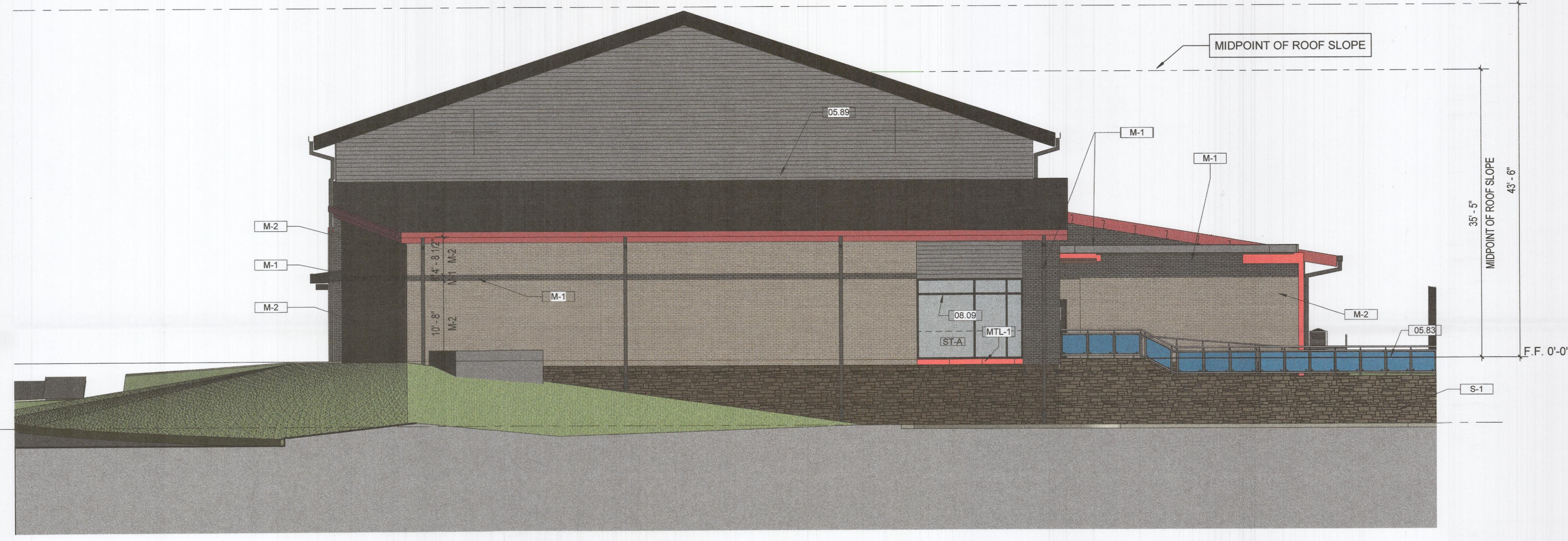






MATERIAL CALCULATIONS			
		AREA	%
<b>NORTH ELEVATION</b> 4,773			
MASONRY	BRICK	3,564	74.7%
	STONE	0	0.0%
METAL PANEL		922	19.3%
WINDOWS		389	8.2%
DOORS		50	1.0%
<b>EAST ELEVATION</b> 3,460			
MASONRY	BRICK	1,763	51.0%
	STONE	0	0.0%
METAL PANEL		1,508	43.6%
WINDOWS		142	4.1%
DOORS		0	0.0%
<b>SOUTH ELEVATION</b> 5,316			
MASONRY	BRICK	1,930	36.3%
	STONE	0	0.0%
METAL PANEL		1,541	29.0%
WINDOWS		530	10.0%
DOORS		74	1.4%
<b>WEST ELEVATION</b> 4,373			
MASONRY	BRICK	1,512	34.6%
	STONE	0	0.0%
METAL PANEL		1,087	24.9%
WINDOWS		136	3.1%
DOORS		4	0.1%

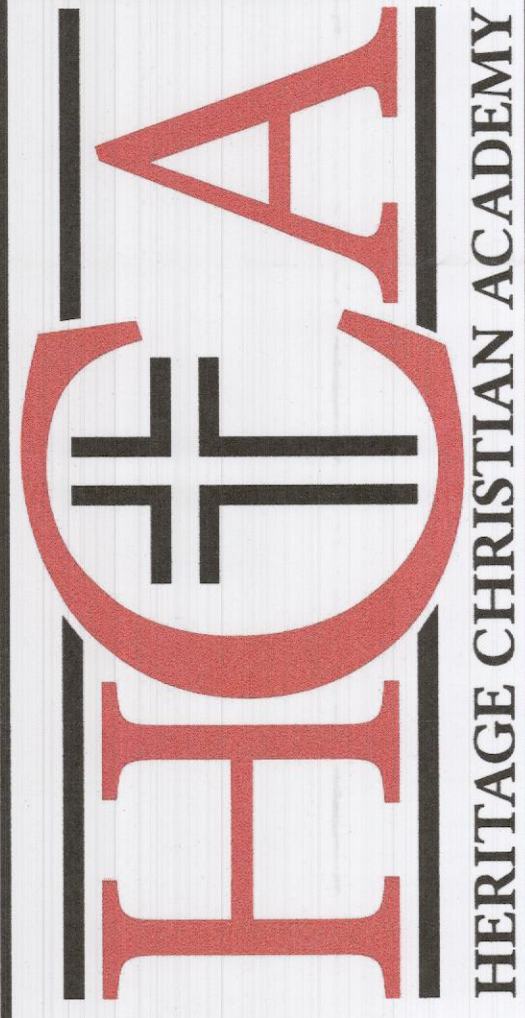
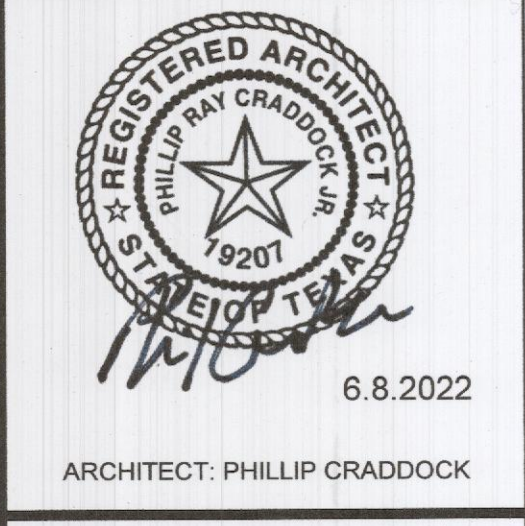
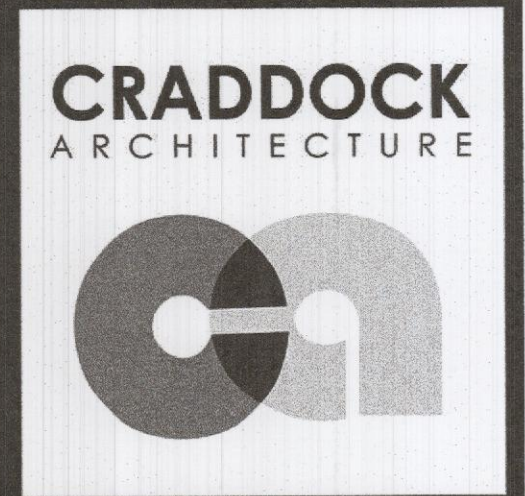
KEYNOTE LEGEND	
Key Value	Keynote Text
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05.55	DOWNSPOUT - BY METAL BUILDING MFG. - SBS MIDNIGHT BRONZE INTO UNDERGROUND DRAIN
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05.93	GUTTER - BY METAL BUILDING MFG - KYNAR 500 MATCH REGAL RED BY SBS
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS
MTL-1	ARCHITECTURAL METAL PANEL COLOR (RED); KYNAR REGAL RED BY SBS W/ FLAT SEAMS AT DECORATIVE STRIPE
MTL-3	FACIA METAL PANEL COLOR (BLACK) MIDNIGHT BRONZE BY SBS W/ FLAT SEAMS
S-1	NATURAL STONE VENEER - (STONE) HILL COUNTRY LEDGESTONE - BASIS OF DESIGN, LEGENDS ARCHITECTURAL STONE, CONTACT PAT WILSON 281-377-3434 X106



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



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



**CRADDOCK ARCHITECTURE**  
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

HERITAGE CHRISTIAN ACADEMY

REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS  
1408 S. Goliad St.  
Rockwall, Texas 75087  
Project number 2020-109 Date 5/23/2022  
**EXTERIOR ELEVATIONS**  
Scale: 1/8" = 1'-0"

**A600**



MATERIAL CALCULATIONS			
		AREA	%
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	BRICK	3,564	74.7%
	STONE	0	0.0%
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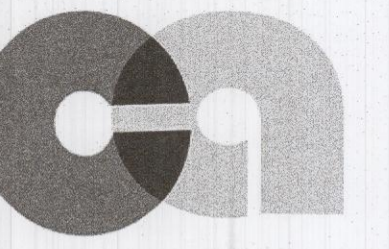
KEYNOTE LEGEND	
Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER. ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8"H X 16"W. WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
13.01	FLAG POLE - PROVIDED AND INSTALLED BY CONTRACTOR - 35' LIT. CONTRACTOR TO PROVIDE CUTSHEETS FOR OWNER APPROVAL
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS



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



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



REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS	5/23/2022
1408 S. Goliad St.	Date
Rockwall, Texas 75087	2020-109
Project number	2020-109
<b>EXTERIOR ELEVATIONS</b>	
Scale: 1/8" = 1'-0"	





# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Planner*  
**DATE:** July 12, 2022  
**SUBJECT:** SP2022-032; *Amended Site Plan for Heritage Christian Academy*

---

The applicant, Phil Craddock of Craddock Architecture, is requesting the approval of an Amended Site Plan to change the building elevations for a previously approved *Gymnasium and Classrooms* [Case No. SP2020-032]. The subject property is a 6.64-acre parcel of land (i.e. Lot 1, Block A, Heritage Christian Addition), zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1408 S. Goliad Street. On January 12, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2020-032] allowing the construction of a *Gymnasium and Classrooms* (i.e. Heritage Christian Academy) on the subject property. According to the applicant, during the Engineering process changes were made to the building elevations, which prompted the applicant to submit the proposed revised building elevations. The proposed building elevations submitted by the applicant indicate the following changes will be made to the building: [1] a decreased use of brick primarily on the east and west elevations, [2] an increased use of metal, and [3] a height increase of 3.2-feet.

The submitted amended site plan does not change the buildings conformance with the technical requirements contained within the Unified Development Code (UDC), however the increased use in metal brings the proposed building further out of compliance with the secondary material requirements stipulated by the *General Overlay District Standards*. That being said, a variance to the secondary materials was approved as part of the previous site plan (Case No. SP2020-032), and if the proposed amended site plan is approved the variance would be amended for the new material percentages. The Architectural Review Board (ARB) did review the building elevations on June 28, 2022, and approved a motion to recommend approval of the building elevations by a vote of 7-0. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the July 12, 2022 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-032

**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>
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- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
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### 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	1408 S. GOLIAD, ROCKWALL TX 75087				
Subdivision	Heritage Christian Academy Addition	Lot	1	Block	a
General Location	Damascus RD & S. Goliad St.				

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

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL		
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE		
Acreage	6.641	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]

<input type="checkbox"/> Owner	HERITAGE CHRISTIAN ACADEMY	<input checked="" type="checkbox"/> Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRAD HELMER [Owner] the undersigned, who stated the information on this application to be true and certified the following:

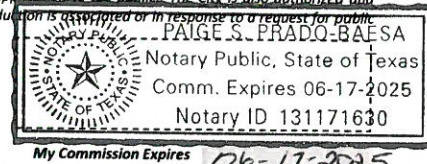
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of JUNE, 2022. By signing this application, 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 requested or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of JUNE, 2022

Owner's Signature

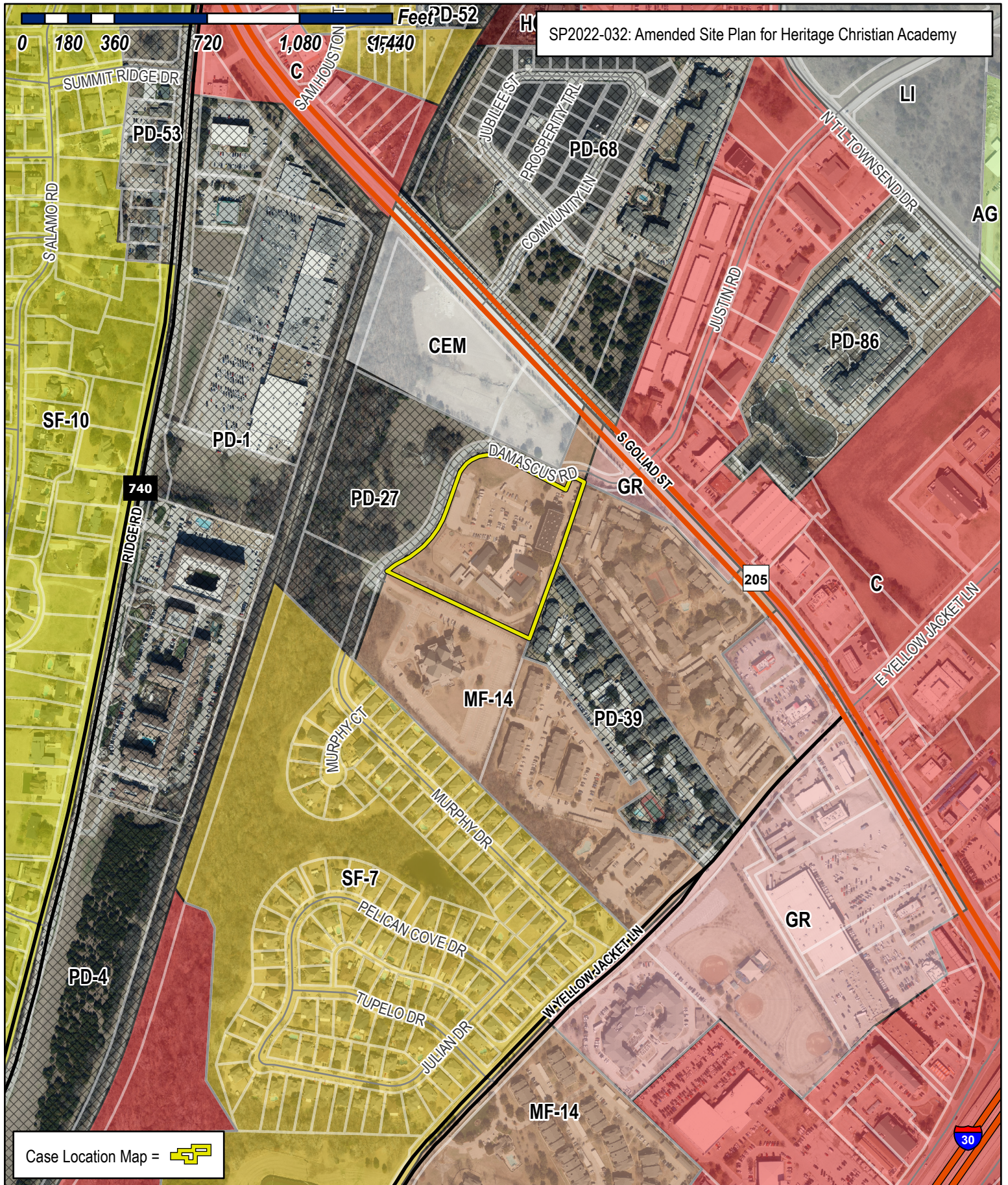
*Brad Helmer*  
*Paige S. Prado-Baesa*


Notary Public in and for the State of Texas



My Commission Expires 06-17-2025





Case Location Map = 



# City of Rockwall

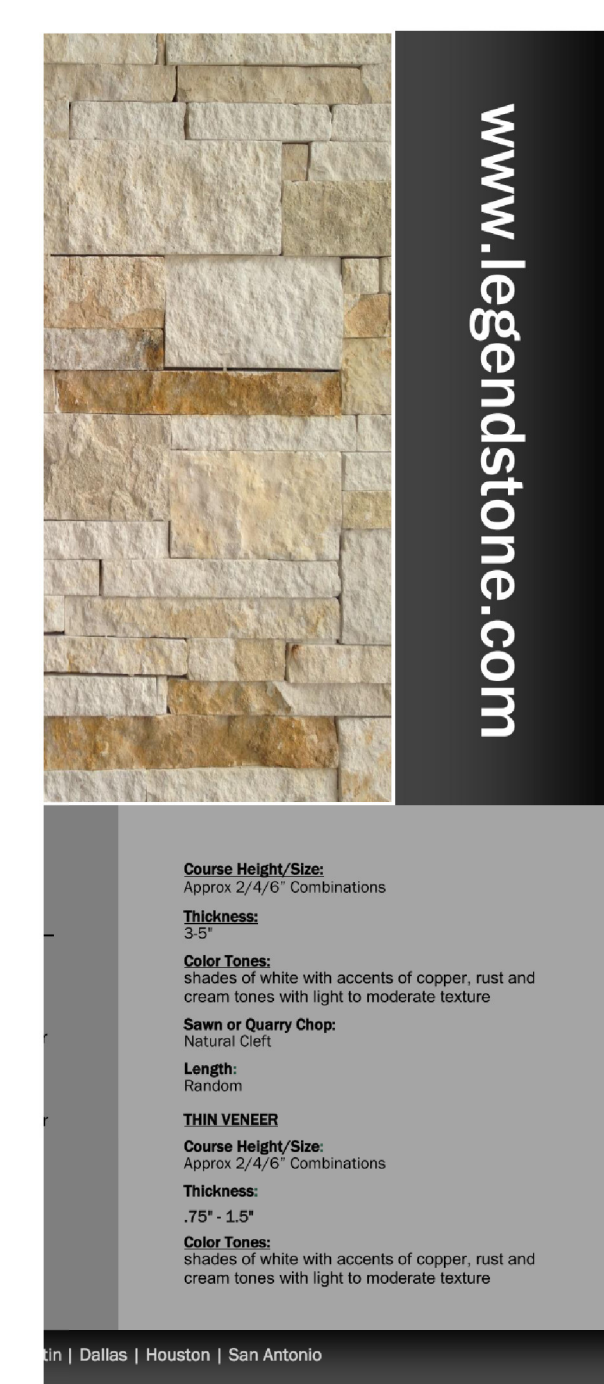
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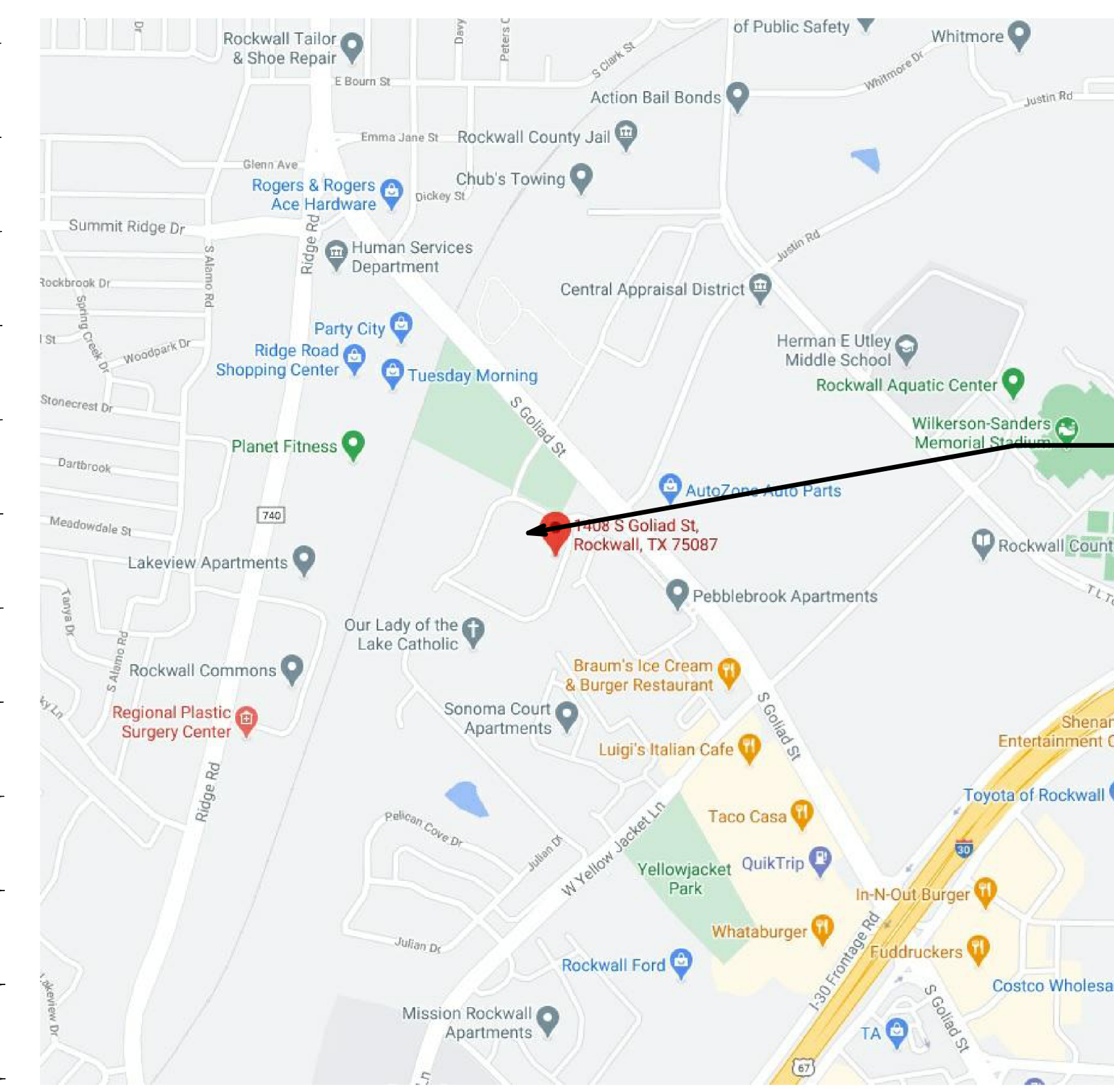




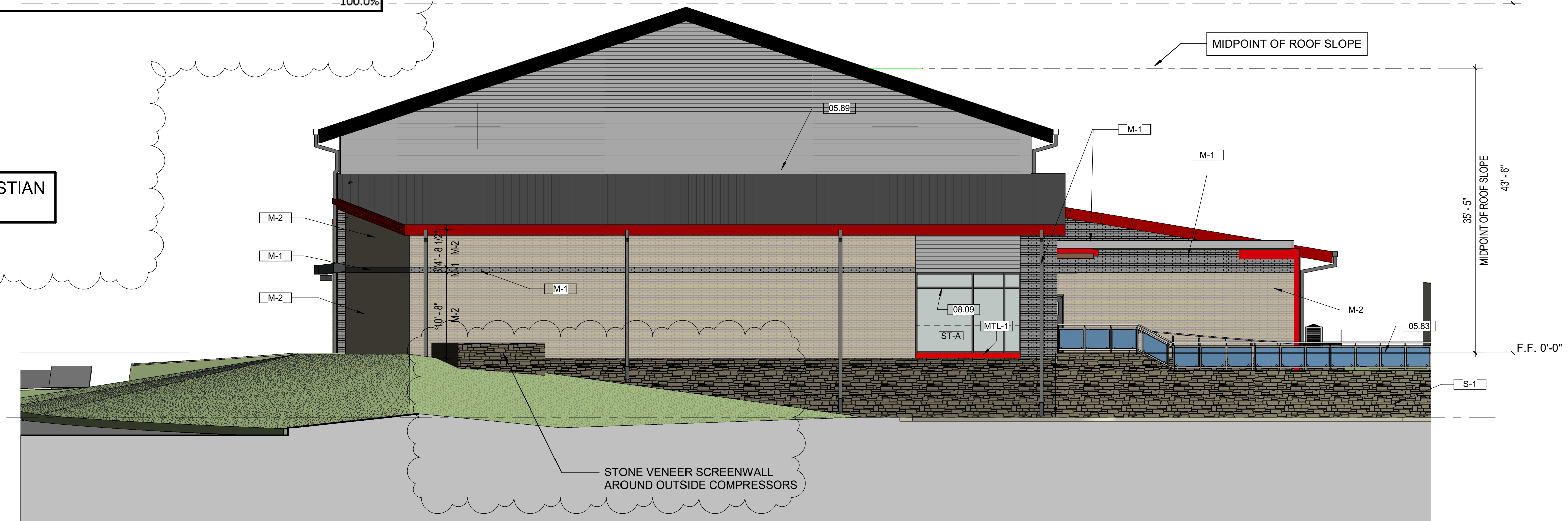
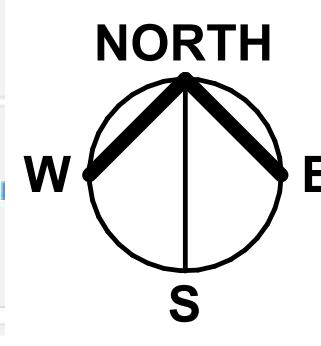
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23.01	HVAC ROOFTOP SCREEN - CITYSCAPES "ENVISOR" W/ RIB HORIZONTAL - LINEAL BAND TOP TRIM / VERTICAL / COLOR TO MATCH BLACK STOREFRONT
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS
MTL-1	ARCHITECTURAL METAL PANEL COLOR (RED): KYNAR REGAL RED BY SBS W/ FLAT SEAMS AT DECORATIVE STRIPE
MTL-3	FACIA METAL PANEL COLOR (BLACK) MIDNIGHT BRONZE BY SBS W/ FLAT SEAMS
S-1	NATURAL STONE VENEER - (STONE) HILL COUNTRY LEDGESTONE - BASIS OF DESIGN, LEGENDS ARCHITECTURAL STONE, CONTACT PAT WILSON 281-377-3434 X106



MATERIAL CALCULATIONS			
		AREA	%
<b>NORTH ELEVATION</b>			
MASONRY		4,675	
	BRICK	3,685	78.8%
	STONE	0	0.0%
	METAL PANEL	990	21.2%
			100.0%
<b>EAST ELEVATION</b>			
MASONRY		3,302	
	BRICK	1,799	54.5%
	STONE	0	0.0%
	METAL PANEL	1,503	45.5%
			100.0%
<b>SOUTH ELEVATION</b>			
MASONRY		3,648	
	BRICK	2,048	56.1%
	STONE	161	4.4%
	METAL PANEL	1,439	39.4%
			100.0%
<b>WEST ELEVATION</b>			
MASONRY		3,318	
	BRICK	1,657	49.9%
	STONE	581	17.5%
	METAL PANEL	1,080	32.5%
			100.0%

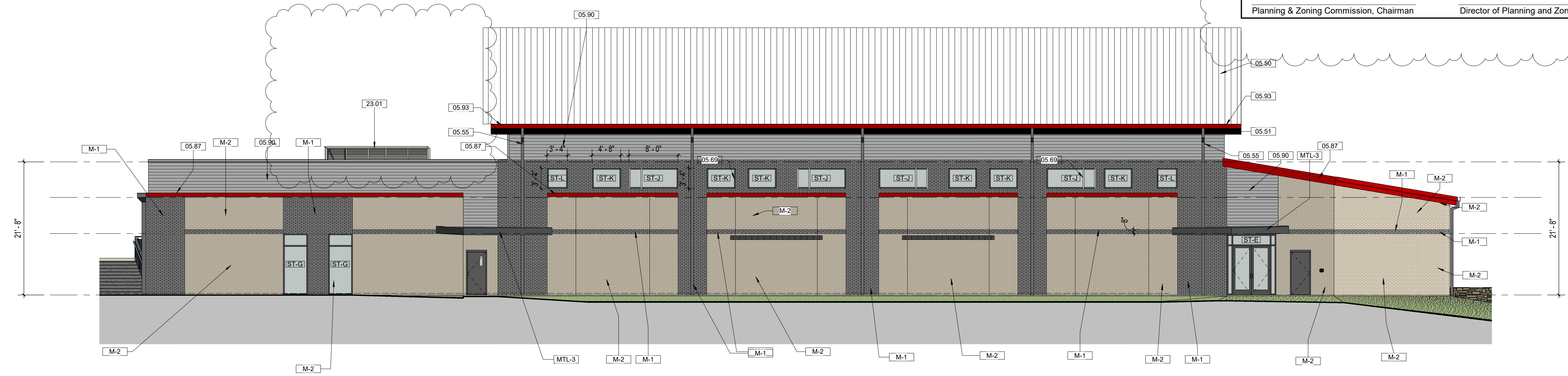


HERITAGE CHRISTIAN ACADEMY



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

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 2022.  
WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2022.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning



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

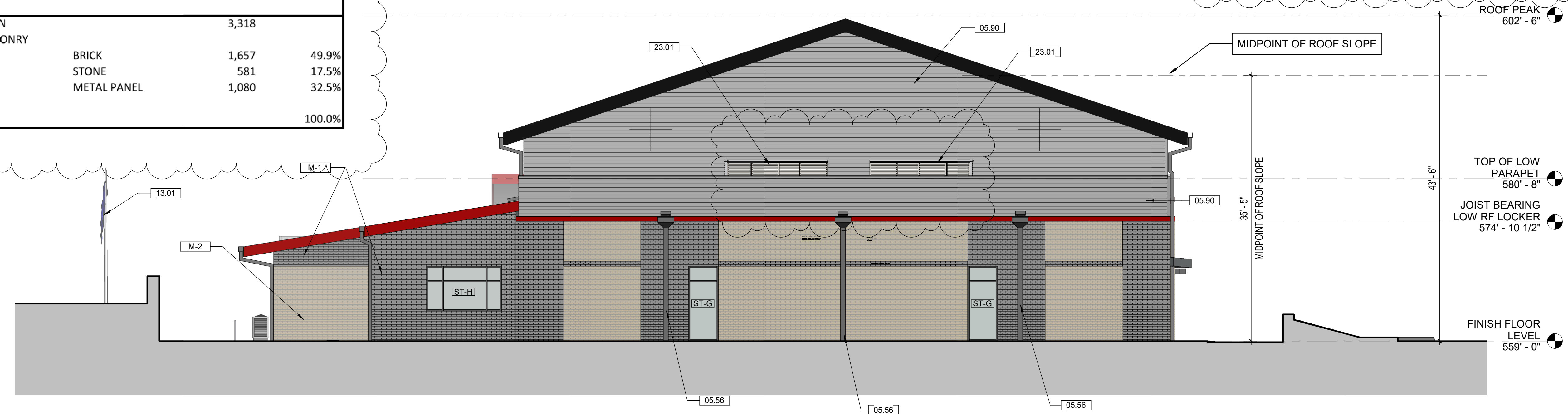
**(SP2022-032)**



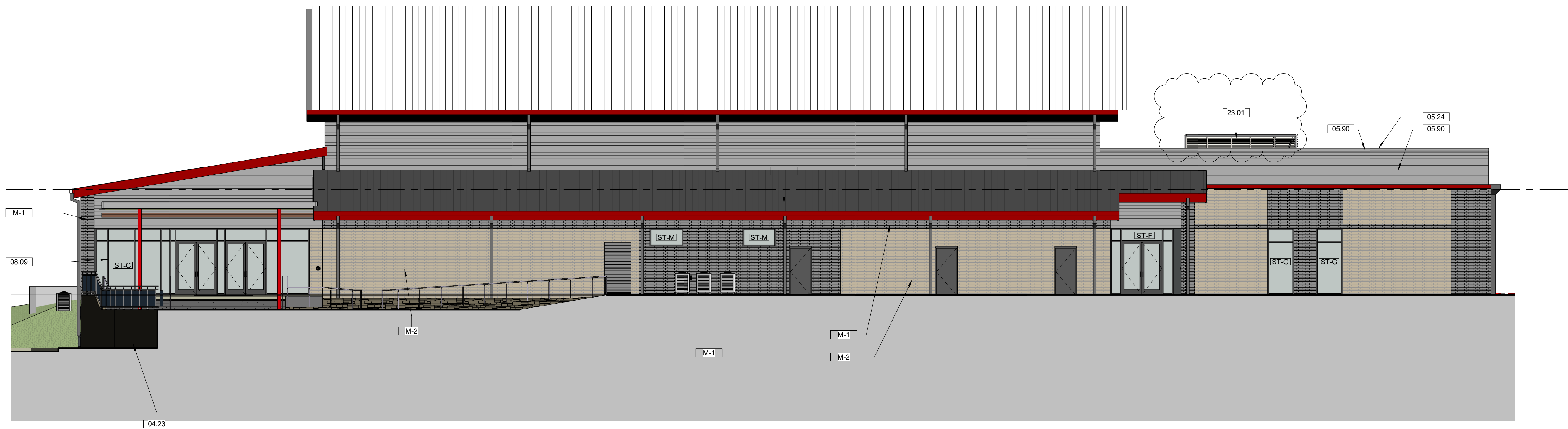
MATERIAL CALCULATIONS			
	AREA	%	
<b>NORTH ELEVATION</b>			
MASONRY			
BRICK	3,685	78.8%	
STONE	0	0.0%	
METAL PANEL	990	21.2%	
		100.0%	
<b>EAST ELEVATION</b>			
MASONRY			
BRICK	1,799	54.5%	
STONE	0	0.0%	
METAL PANEL	1,503	45.5%	
		100.0%	
<b>SOUTH ELEVATION</b>			
MASONRY			
BRICK	2,048	56.1%	
STONE	161	4.4%	
METAL PANEL	1,439	39.4%	
		100.0%	
<b>WEST ELEVATION</b>			
MASONRY			
BRICK	1,657	49.9%	
STONE	581	17.5%	
METAL PANEL	1,080	32.5%	
		100.0%	

KEYNOTE LEGEND	
Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER. ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8"H X 16"W., WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MINDIGHT BRONZE
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
13.01	FLAG POLE PROVIDED AND INSTALLED BY CONTRACTOR - 35' LIT. CONTRACTOR TO PROVIDE CUTSHEETS FOR OWNER APPROVAL
23.01	HVAC ROOFTOP SCREEN - CITYSCAPES "ENVISOR" W/ RIB HORIZONTAL - LINEAL BAND TOP TRIM / VERTICAL / COLOR TO MATCH BLACK STOREFRONT
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY). SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS

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 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2022.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning



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



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

**(SP2022-032)**

REVISION	
Revision Number	Revision Description
1	7.5.2022
2	ASB & CITY REQUIRED

HCA - GYM / CLASSROOMS  
 1408 S. Goliad St. Bldg. B  
 Rockwall, Texas 75087  
 Project number 2020-109 Date 5/23/2022  
**EXTERIOR ELEVATIONS**  
 Scale: As indicated



## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, June 24, 2022 4:36 PM  
**To:** 'PHILLIP CRADDOCK'  
**Subject:** Staff Comments SP2022-032  
**Attachments:** Project Comments (06.24.2022).pdf

Good Afternoon,

Attached are staff comments in reference to your case, SP2022-032. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



## Lee, Henry

---

**From:** PHILLIP CRADDOCK <Phillip@craddockarchitecture.com>  
**Sent:** Sunday, July 3, 2022 1:12 PM  
**To:** Lee, Henry  
**Subject:** RE: Staff Comments SP2022-032

Lee, I am updating the Area Calculation to just show Brick Stone and Metal panel, on my last version I had the numbers a little off I should of counted the Stone Below the Finish floor level but still on the wall of the elevation.

<b>MATERIAL CALCULATIONS</b>			
		AREA	%
NORTH ELEVATION		5,007	
MASONRY			
	BRICK	4,015	80.2%
	STONE	0	0.0%
	METAL PANEL	990	19.8%
			100.0%
EAST ELEVATION		3,447	
MASONRY			
	BRICK	1,944	56.4%
	STONE	0	0.0%
METAL PANEL		1,503	43.6%
			100.0%
SOUTH ELEVATION		4,285	
MASONRY			
	BRICK	2,710	63.2%
	STONE	173	4.0%
METAL PANEL		1,400	32.7%
			100.0%
WEST ELEVATION		3,462	
MASONRY			
	BRICK	1,798	51.9%
	STONE	581	16.8%
	METAL PANEL	1,084	31.3%
			100.0%

Phillip Craddock, NCARB, AIA, ASID



PRINCIPAL

**CRADDOCK ARCHITECTURE, PLLC**

TX FIRM# [BR2108](#)

2701 Sunset Ridge Road  
Suite #601  
Rockwall TX 75032

[214-952-0527](tel:214-952-0527)

[phillip@craddockarchitecture.com](mailto:phillip@craddockarchitecture.com)

TEXAS, COLORADO, GEORGIA, OKLAHOMA, TENNESSEE, FLORIDA, NEW YORK, PENNSYLVANIA, UTAH, ARKANSAS

---

**From:** Lee, Henry <HLee@rockwall.com>

**Sent:** Thursday, June 30, 2022 1:43 PM

**To:** PHILLIP CRADDOCK <Phillip@craddockarchitecture.com>

**Subject:** RE: Staff Comments SP2022-032

Good Afternoon,

We would prefer to have the RTUs shown/cross hatch so we know exactly where they are and that they will be screened from all public ROW and adjacent properties.

Thank you,



HENRY LEE

Planner

Planning & Zoning Department

972.772.6434

[HLee@rockwall.com](mailto:HLee@rockwall.com)

385 S. Goliad Street, Rockwall, TX 75087

---

**From:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>

**Sent:** Wednesday, June 29, 2022 4:37 PM

**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>

**Subject:** RE: Staff Comments SP2022-032

Henry,

FYI, I took off the RTU Screens because from Damascus the public way you wont be able to see the unit, but.. I put a note on the drawing that they will be screened in case they are visible from the public way. Do you think that will work?

**Phillip Craddock**, NCARB, AIA, ASID

PRINCIPAL

**CRADDOCK ARCHITECTURE, PLLC**

[214-952-0527](tel:214-952-0527) cell

[phillip@craddockarchitecture.com](mailto:phillip@craddockarchitecture.com)

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TX FIRM# [BR2108](#)



## Lee, Henry

---

**From:** PHILLIP CRADDOCK <Phillip@craddockarchitecture.com>  
**Sent:** Tuesday, July 5, 2022 9:37 AM  
**To:** Lee, Henry  
**Subject:** RE: Staff Comments SP2022-032

Henry, shortly I will bring by an update to what I dropped off earlier, I corrected the sf numbers I made a wrong assumption previously.

**Phillip Craddock**, NCARB, AIA, ASID  
*PRINCIPAL*

### CRADDOCK ARCHITECTURE, PLLC

TX FIRM# [BR2108](#)  
2701 Sunset Ridge Road  
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[phillip@craddockarchitecture.com](mailto:phillip@craddockarchitecture.com)

**TEXAS, COLORADO, GEORGIA, OKLAHOMA, TENNESSEE, FLORIDA, NEW YORK, PENNSYLVANIA, UTAH, ARKANSAS**

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Thank you,



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**Phillip Craddock**, NCARB, AIA, ASID  
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TX FIRM# [BR2108](#)

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**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 24, 2022 4:36 PM  
**To:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>  
**Subject:** Staff Comments SP2022-032

Good Afternoon,

Attached are staff comments in reference to your case, SP2022-032. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

---

**From:** Patrick Filson <patrick.filson@trustke.com>  
**Sent:** Tuesday, July 5, 2022 10:29 AM  
**To:** Lee, Henry  
**Cc:** John Gardner; Chris Flores  
**Subject:** RE: Staff Comments SP2022-033

Henry,  
Do we need to resubmit hard copies of the revised plans? If so how many copies do you need?

Patrick Filson  
817.987.9614

---

**From:** John Gardner <john.gardner@trustke.com>  
**Sent:** Friday, June 24, 2022 6:32 PM  
**To:** Patrick Filson <patrick.filson@trustke.com>; Chris Flores <chris.flores@trustke.com>  
**Subject:** Fwd: Staff Comments SP2022-033

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**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 24, 2022 4:38:02 PM  
**To:** John Gardner <[john.gardner@trustke.com](mailto:john.gardner@trustke.com)>  
**Subject:** Staff Comments SP2022-033

Good Afternoon,

Attached are staff comments in reference to your case, SP2022-033. Final revised plans are due no later than 3pm on July 6; please provide revisions before then to ensure all comments have been addressed. Feel free to contact me if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Tuesday, July 5, 2022 3:48 PM  
**To:** 'PHILLIP CRADDOCK'  
**Subject:** RE: Staff Comments SP2022-032  
**Attachments:** Color Elevations (01.08.2021).pdf

Good Afternoon,

I have received both the digital and physical copies of your revisions. Per our discussion we had last week I have a couple comments about the revised elevations. The notes only indicate that the RTUs will be screened from ROW and that sight lines will hide the units. Firstly, I need the units shown and the subsequent screening indicated; it would effectively match what was approved previously, which had a louver system – see attached. Second, the city does not accept anecdotal sight lines as justification for not screening RTUs. Please update the elevations to show the louver system and remove the notes. I will not hold you up over this but I need the revisions as soon as possible. As a note, if you are requesting a variance to the RTU screening requirements, I will need an official letter requesting such; if requested my staff memo would be required to indicate that this variance has not been approved in the past. Let me know if you have any questions.

Thank you,



HENRY LEE  
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Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

---

**From:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>  
**Sent:** Sunday, July 3, 2022 2:56 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** RE: Staff Comments SP2022-032

Please see attached I will have some prints for you Tuesday as I expect Monday the city is closed.

**Phillip Craddock**, NCARB, AIA, ASID  
*PRINCIPAL*

**CRADDOCK ARCHITECTURE, PLLC**

TX FIRM# [BR2108](#)  
2701 Sunset Ridge Road  
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**Sent:** Friday, June 24, 2022 4:36 PM  
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**Subject:** Staff Comments SP2022-032

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## Lee, Henry

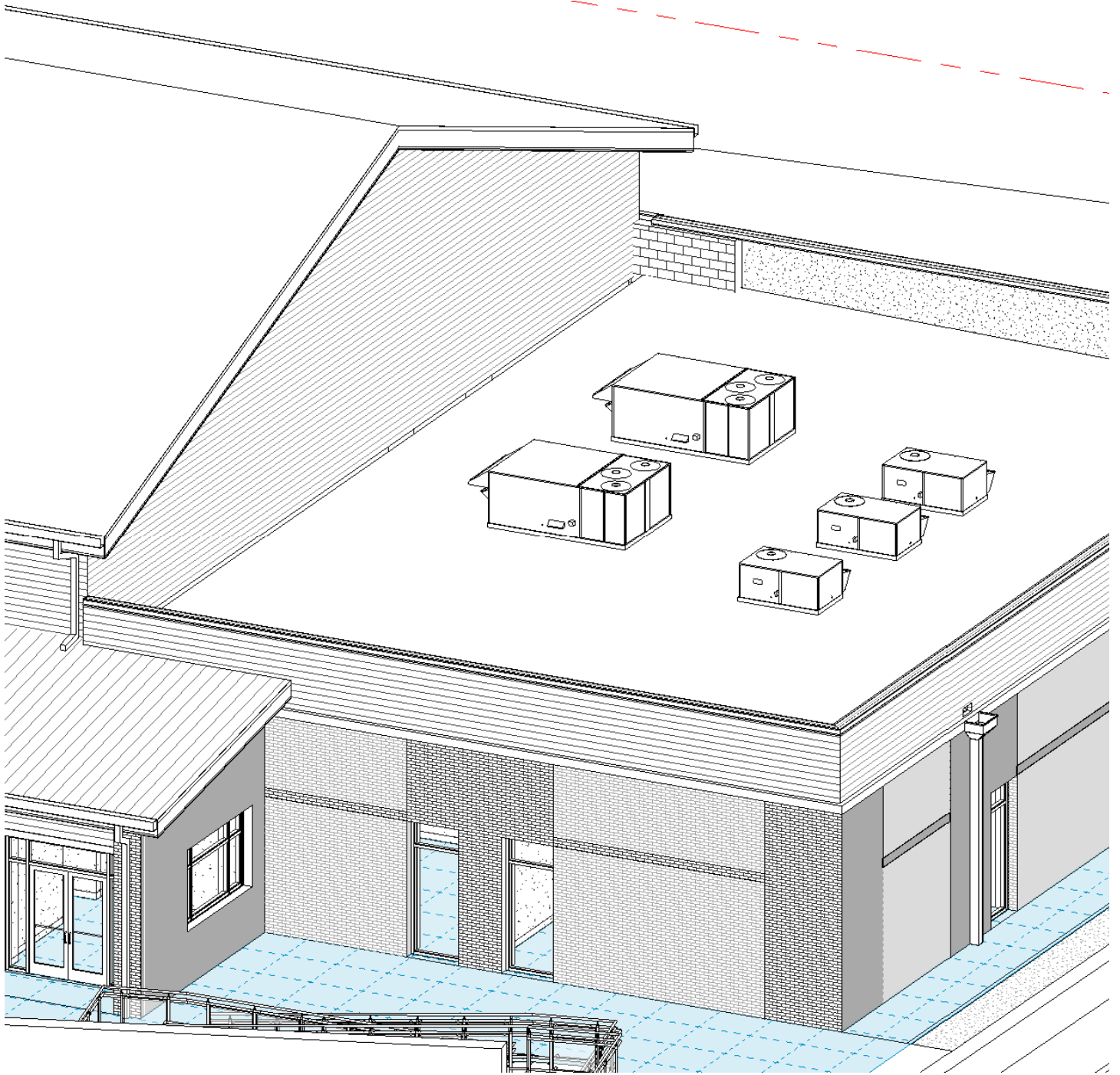
---

**From:** PHILLIP CRADDOCK <Phillip@craddockarchitecture.com>  
**Sent:** Tuesday, July 5, 2022 4:32 PM  
**To:** Lee, Henry  
**Subject:** RE: Staff Comments SP2022-032

Lee, the units are on top of the Storm Shelter only, the 2 big ones (Serving the Gym) you see are them, the little ones will be below the Parapet. I will add the RTU Screen like I had before... To further clarify the RTU's were removed from the Locker Room and Waiting Room sides in favor of split units that is why you see the Condenser screen where they face Damascus Rd... So those are screened there as



well.



Will City ever consider painting the Units to match the building because sometimes that might help them blend in better with the Architecture rather than making them a larger element with the screen?

**Phillip Craddock**, NCARB, AIA, ASID  
*PRINCIPAL*

**CRADDOCK ARCHITECTURE, PLLC**  
[214-952-0527](tel:214-952-0527) cell  
[phillip@craddockarchitecture.com](mailto:phillip@craddockarchitecture.com)

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TX FIRM# [BR2108](#)



---

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Thank you,



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---

**From:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>  
**Sent:** Sunday, July 3, 2022 2:56 PM  
**To:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Subject:** RE: Staff Comments SP2022-032

Please see attached I will have some prints for you Tuesday as I expect Monday the city is closed.

**Phillip Craddock**, NCARB, AIA, ASID  
*PRINCIPAL*

**CRADDOCK ARCHITECTURE, PLLC**

TX FIRM# [BR2108](#)

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**From:** Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)>  
**Sent:** Friday, June 24, 2022 4:36 PM



**To:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>

**Subject:** Staff Comments SP2022-032

Good Afternoon,

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Thank you,



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**To:** PHILLIP CRADDOCK <[Phillip@craddockarchitecture.com](mailto:Phillip@craddockarchitecture.com)>  
**Subject:** Staff Comments SP2022-032

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August 11, 2022

TO: Phil Craddock  
Craddock Architecture  
P.O. Box #188  
Rockwall, TX 75087

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

SUBJECT: SP2022-032; *Site Plan for Heritage Christian Academy*

Phil Craddock:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 12, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan 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 July 12, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Llewellyn absent.

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

Sincerely,

Henry Lee, AICP, Planner  
City of Rockwall Planning and Zoning Department







MATERIAL CALCULATIONS			
		AREA	%
<b>NORTH ELEVATION</b>			
MASONRY		4,675	
	BRICK	3,685	78.8%
	STONE	0	0.0%
	METAL PANEL	990	21.2%
			100.0%
<b>EAST ELEVATION</b>			
MASONRY		3,302	
	BRICK	1,799	54.5%
	STONE	0	0.0%
	METAL PANEL	1,503	45.5%
			100.0%
<b>SOUTH ELEVATION</b>			
MASONRY		3,648	
	BRICK	2,048	56.1%
	STONE	161	4.4%
	METAL PANEL	1,439	39.4%
			100.0%
<b>WEST ELEVATION</b>			
MASONRY		3,318	
	BRICK	1,657	49.9%
	STONE	581	17.5%
	METAL PANEL	1,080	32.5%
			100.0%

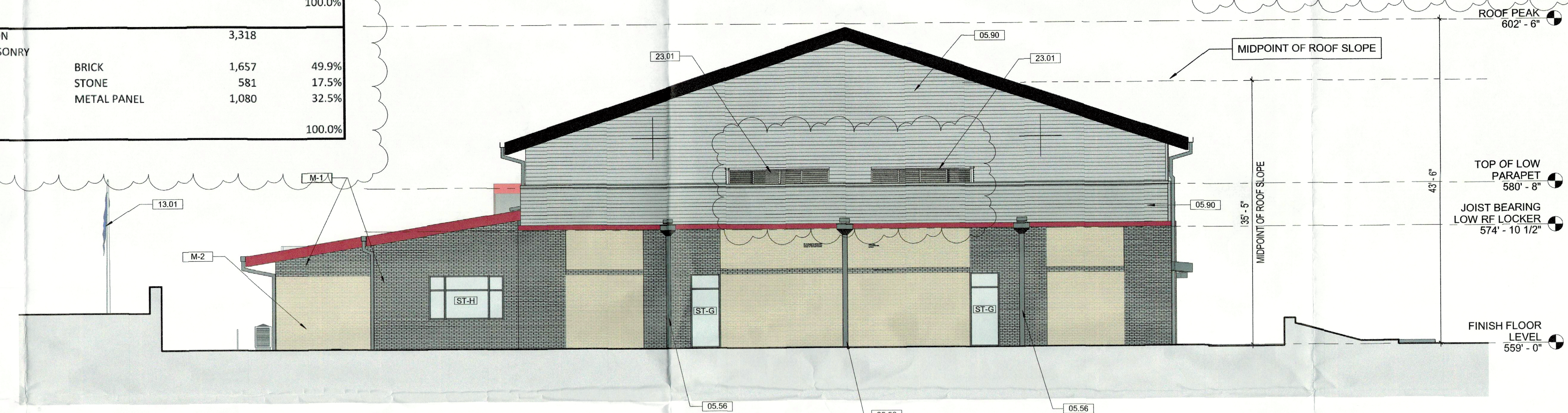
KEYNOTE LEGEND	
Key Value	Keynote Text
04.23	MASONRY CONTROL JT PROVIDE PRE-FORMED GASKET AT CMU & RAKED JT. WITH BACKER ROD AND SEALANT AT EACH SIDE
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.56	DOWNSPOUT WITH COLLECTOR BOX AND OVERFLOW, PROVIDED AND INSTALLED BY CONTRACTOR - CONNECT TO UNDERGROUND DRAIN - FIELD COORDINATE EXACT LOCATION - THE SCUPPER TO DRAIN FROM ROOF SHALL BE 8" X 16"W., WITH 6X6 DOWNSPOUT - COLOR TO MATCH SBS MIDNIGHT BRONZE
05.90	METAL WALL PANEL - BY SBS BUILDING SYSTEMS - COLOR KYNAR MIDNIGHT BRONZE
08.09	STOREFRONT GLAZING SYSTEM - KAWNEER 451T DOUBLE GLAZED FRAME WITH WATER DAMS. - COLOR - KAWNEER FINISH "BLACK" - SILL SET IN FULL BED OF MASTIC AND ANCHORED AS PER MFG REQUIREMENTS
13.01	FLAG POLE PROVIDED AND INSTALLED BY CONTRACTOR - 35' LIT, CONTRACTOR TO PROVIDE CUTSHEETS FOR OWNER APPROVAL
23.01	HVAC ROOFTOP SCREEN - CITYSCAPES "ENVISOR" W/ RIB HORIZONTAL - LINEAL BAND TOP TRIM / VERTICAL / COLOR TO MATCH BLACK STOREFRONT
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT (DARK GRAY) SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF (TAN) BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR - DESIGN INTENT TO MATCH A BLEND OF TAN FROM OTHER BUILDINGS ON SITE - REFER TO ELEVATIONS FOR WHEN / WHERE THE STRIPE OCCURS

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12 day of July, 2022.

WITNESS OUR HANDS, this 12 day of July, 2022.

*[Signature]*  
 Planning & Zoning Commission, Chairman

*[Signature]*  
 Director of Planning and Zoning

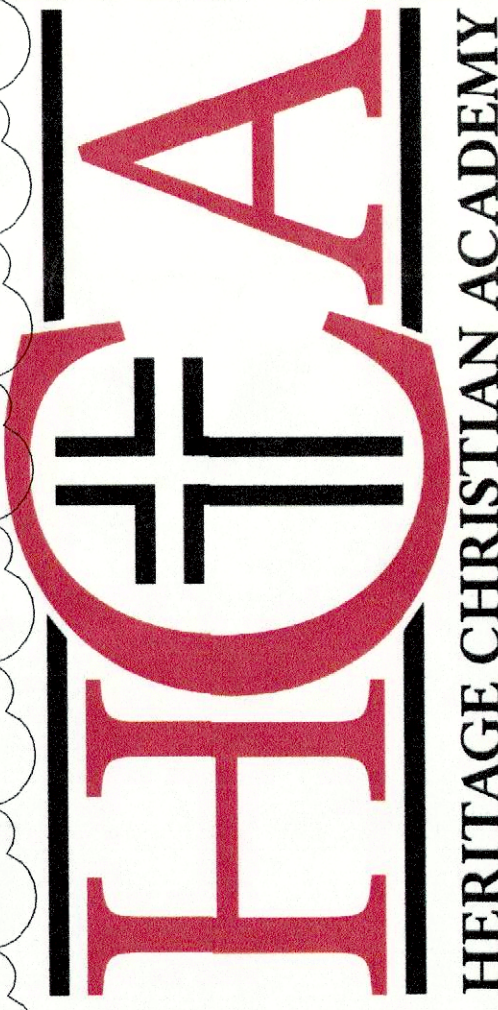
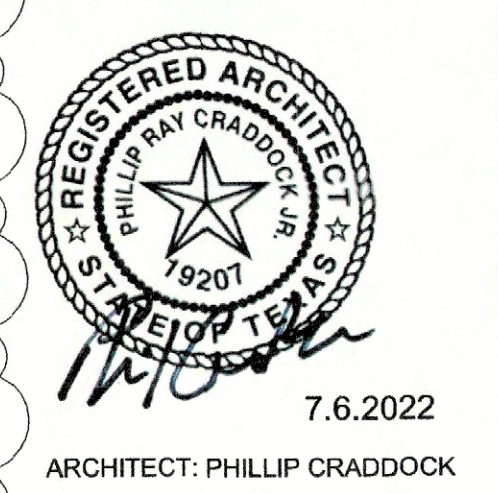
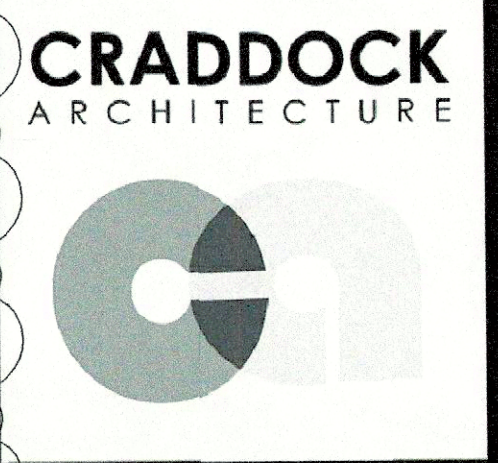


**2 EAST ELEVATION**  
 1/8" = 1'-0"



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

**(SP2022-032)**



**CRADDOCK ARCHITECTURE**  
 P.O. BOX #188 Rockwall, TX 75087 214-952-0527

REVISION	
Revision Number	Revision Description
1	7/5/2022 ASH & CITY REQUIRED

HCA - GYM / CLASSROOMS  
 1408 S. Goliad St. "Bldg. B"  
 Rockwall, Texas 75087

Project number 2020-109 Date 5/23/2022

**EXTERIOR ELEVATIONS**

Scale: As indicated

A600.1