



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

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SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1408 S. Goliad St.

SUBDIVISION: Heritage Christian Academy Addition LOT: 1 BLOCK: A

GENERAL LOCATION: Hwy 205 & Damascus Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: MF 14 CURRENT USE: Education

PROPOSED ZONING: MF 14 PROPOSED USE: Education

ACREAGE: 6.64 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 checked="" type="checkbox"/> OWNER	<u>Brad Helmer</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Same</u>
CONTACT PERSON	<u>Brad Helmer</u>	CONTACT PERSON	
ADDRESS	<u>1408 S. Goliad St.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>214 789 1600</u>	PHONE	
E-MAIL	<u>bhelmer@hcarockwall.org</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

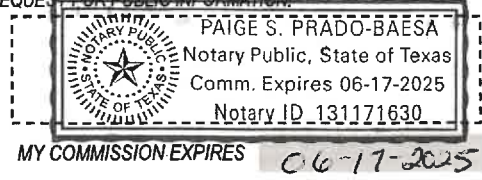
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Helmer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 299.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8TH DAY OF FEBRUARY, 2023 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 8TH DAY OF FEBRUARY, 2023

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO. _____

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CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	214 789 1600	PHONE	
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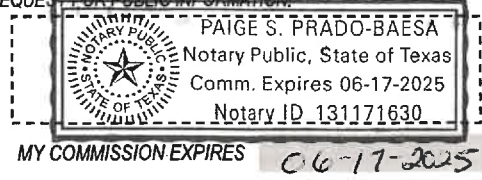
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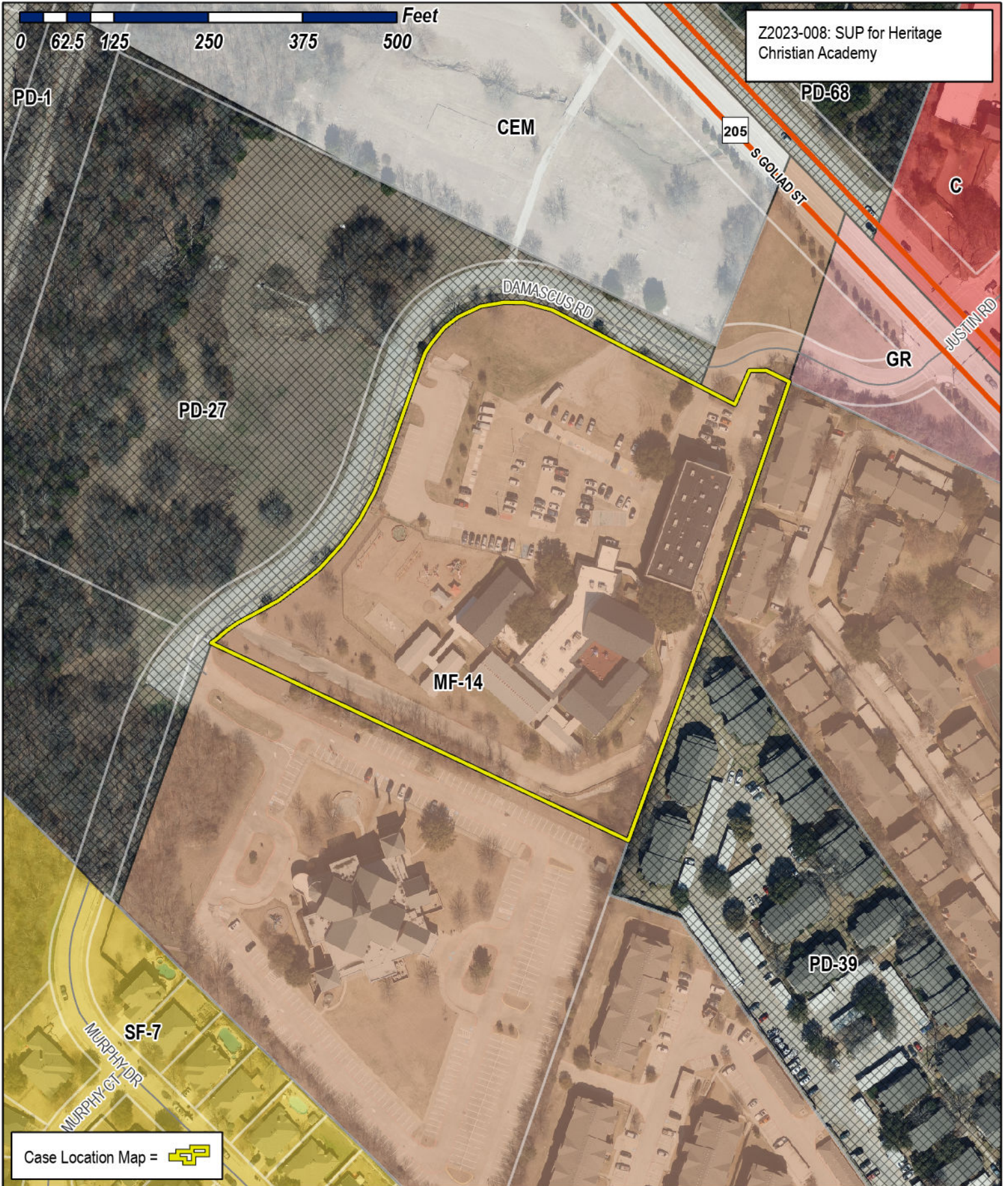
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]






Z2023-008: SUP for Heritage Christian Academy

0 62.5 125 250 375 500 Feet

PD-1 CEM PD-68 205 S GOLIAD ST JUSTIN RD G GR PD-27 MF-14 PD-39 SF-7 MURPHY DR MURPHY CT

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.

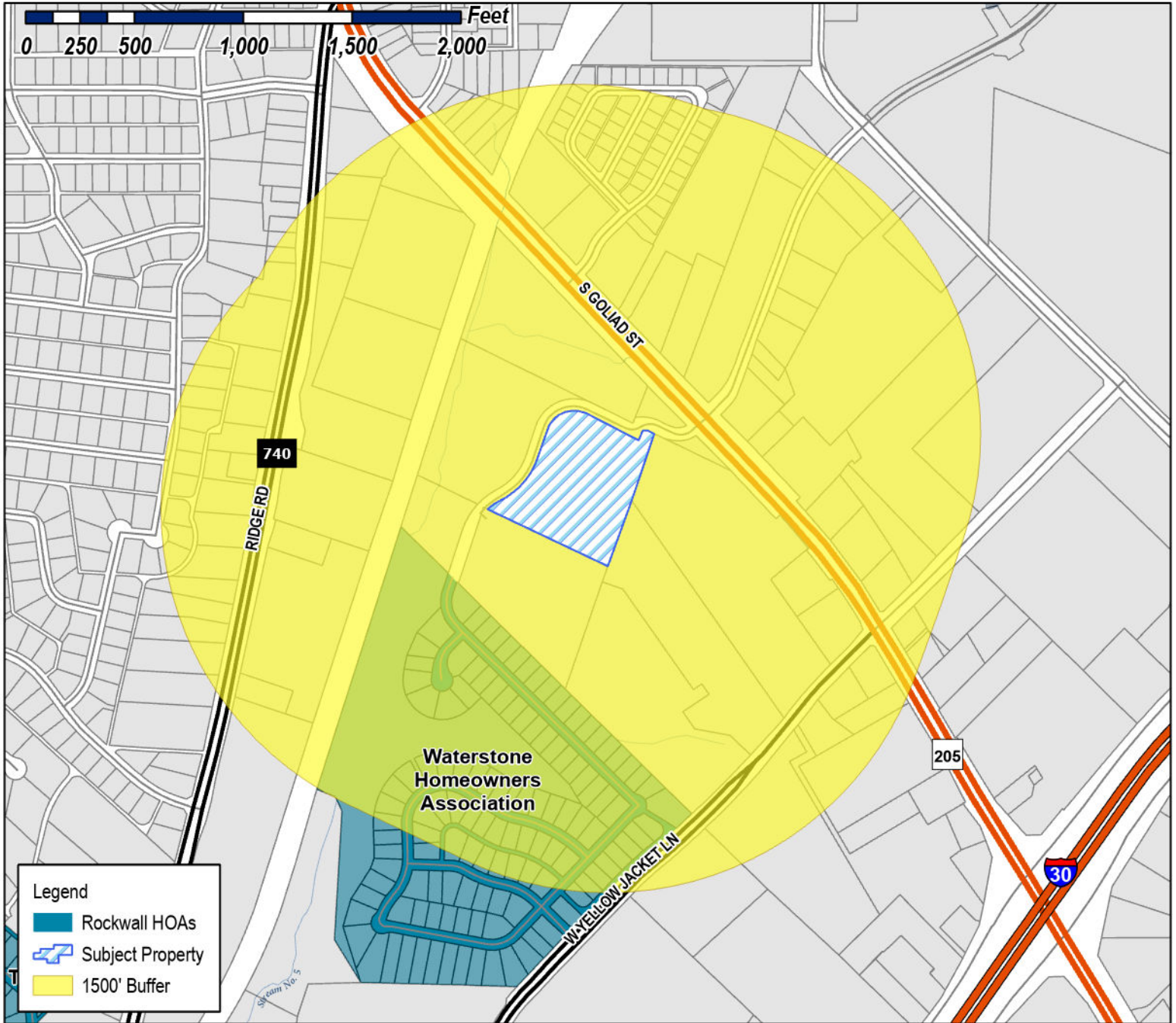




City of Rockwall

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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745

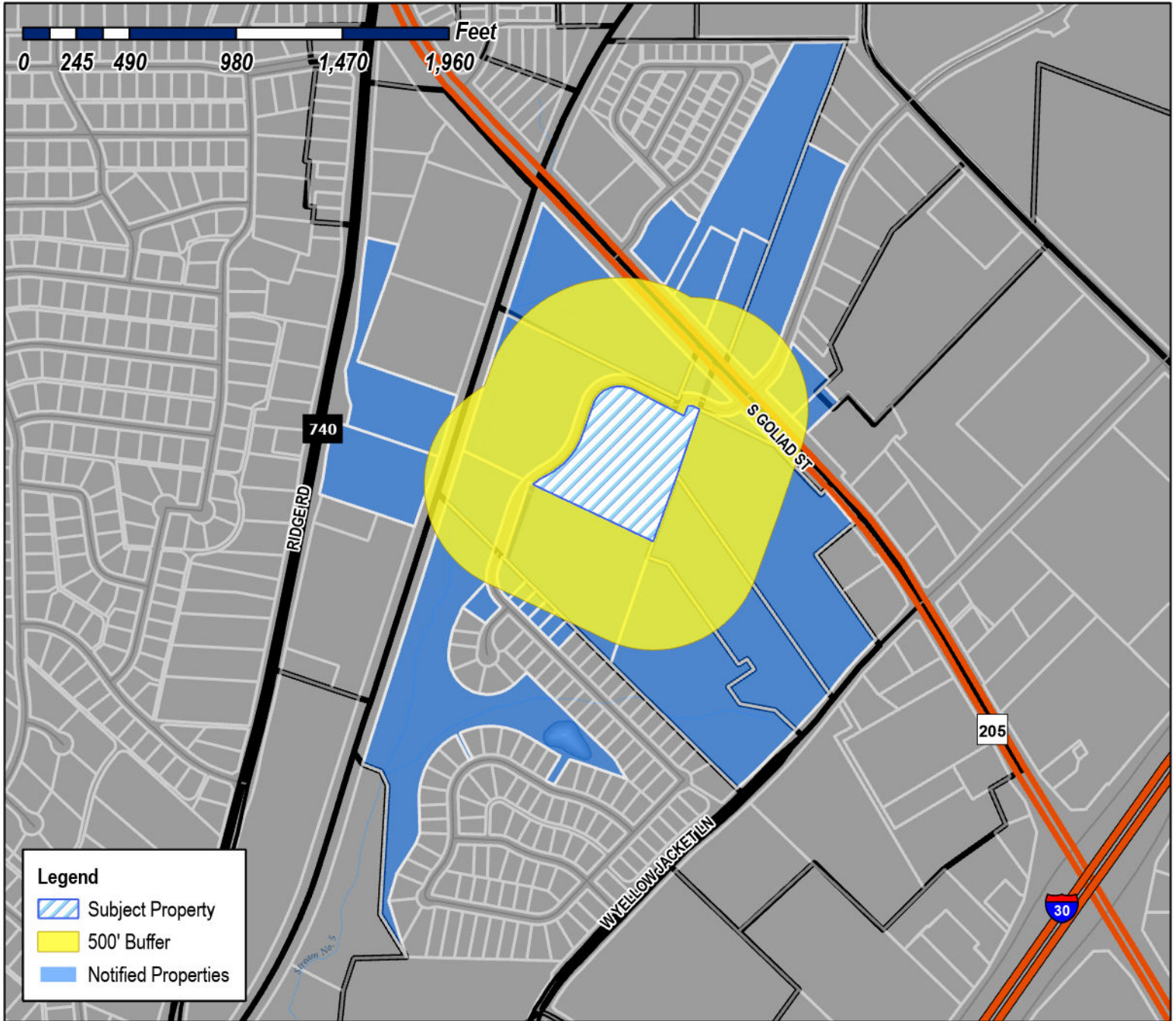




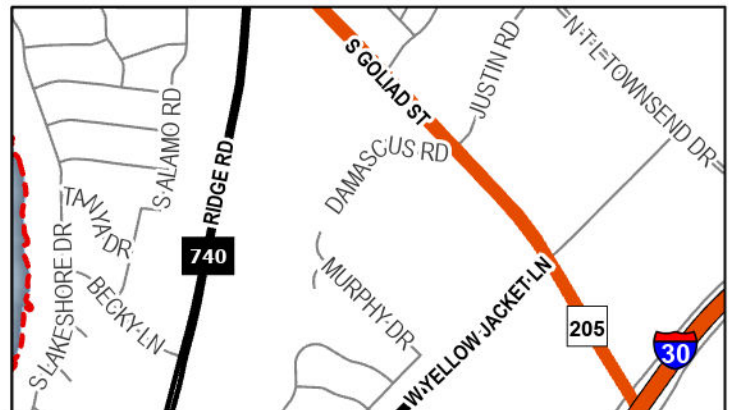
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For Questions on this Case Call (972) 771-7745

LOY CYNTHIA
1431 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30
#605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

GOODY SHARON LYNN AND SHARON KAY
BROCK
1419 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1415 MURPHY DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LPC/O LIFENET
COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS DEPT-PT-TX-
26644
PO BOX 25025
GLENDALE, CA 91201

BLOCK DAVID V II
188 MURPHY CT
ROCKWALL, TX 75087

NIX ROGER
1427 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1423 MURPHY DR
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

OCCUPANT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY
SUITE 800
DALLAS, TX 75234

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

WDOP SUB I LP C/O THE MILESTONE GROUP LLC
8333 DOUGLAS AVE
SUITE 1600
DALLAS, TX 75225

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1410 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC ATTN:
MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

CAMERON LAND HOLDINGS LLC
PO BOX 163521
AUSTIN, TX 78716

OCCUPANT
1300 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS RD
ROCKWALL, TX 75087

OCCUPANT
1405 MURPHY DR
ROCKWALL, TX 75087

OUR LADY OF THE LAKE CATHOLIC PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

KEVIN J FARRELL, DD BISHOP, ROMAN CATHOLIC
DIOCESE OF DALLAS
3725 BLACKBURN STREET
DALLAS, TX 75219

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1301 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY
SUITE 300
DALLAS, TX 75248



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

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CITY OF ROCKWALL

ORDINANCE NO. 19-02

SPECIFIC USE PERMIT NO. S-200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9, *Multi-Family 14 (MF-14) District*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall not have more than three (3) temporary educational buildings;
- 3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.
- 4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [Ordinance No. 04-38] will require compliance to the following:

- 1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [Ordinance No. 04-38], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.



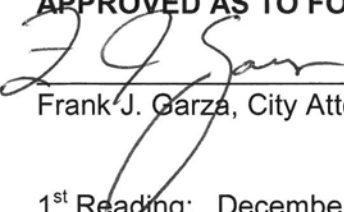
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



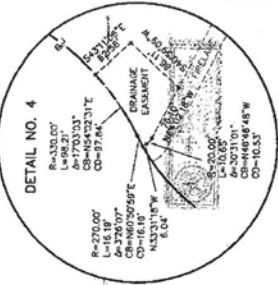
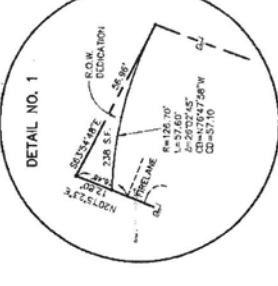
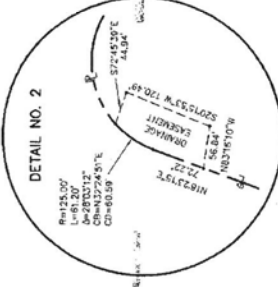
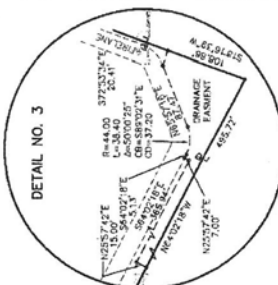
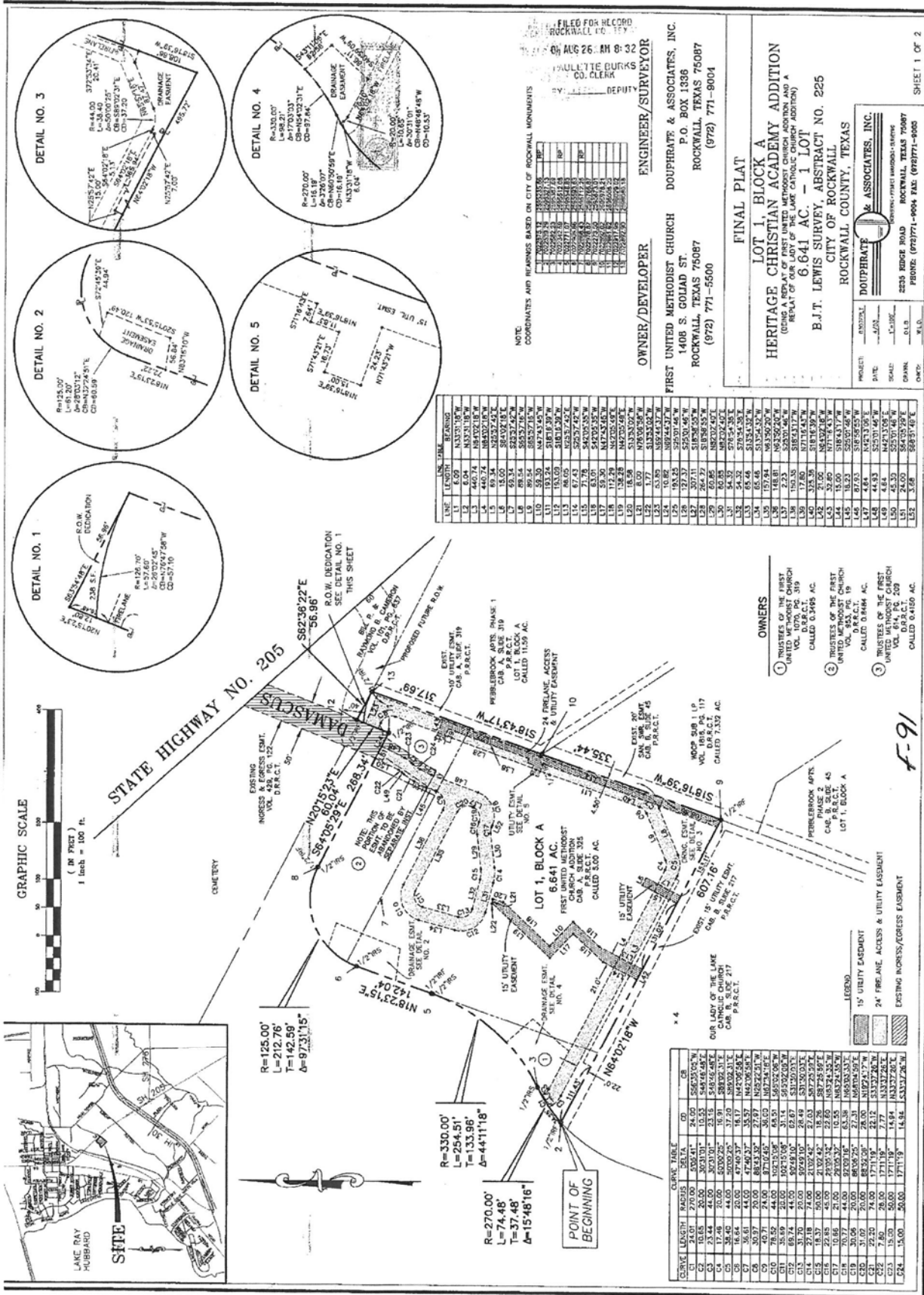
Frank J. Garza, City Attorney



1st Reading: December 17, 2018

2nd Reading: January 7, 2019

**Exhibit 'A':
Plat**



FILED FOR RECORD
ROCKWALL, TEXAS
ON AUG 26 AM 8:32
VALLETTE BURKS
CO. CLERK
BY _____ DEPUTY

OWNER/DEVELOPER
FIRST UNITED METHODIST CHURCH
1408 S. GOLIAD ST.
ROCKWALL, TEXAS 75087
(972) 771-5500

ENGINEER/SURVEYOR
DOUPHRAE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9001

FINAL PLAT
LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
(BEING A REPLAT OF FIRST UNITED METHODIST CHURCH ADDITION AND A
REPLAT OF OUR LADY OF THE LAKE CATHOLIC CHURCH ADDITION)
6.641 AC. - 1 LOT
B.J.T. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: RECONSTRUCTION OF LOT 1, BLOCK A
DATE: 8/26/2018
SCALE: AS SHOWN
DRAWN: D.L.B.
CHECKED: S.H.G.

DOUPHRAE & ASSOCIATES, INC.
ENGINEER/SURVEYOR
2535 EDGE ROAD
ROCKWALL, TEXAS 75087
PHONE: (972) 771-9001 FAX: (972) 771-9005

NOTE: COORDINATES AND BEARINGS BASED ON CITY OF ROCKWALL MONUMENTS

LINE	LENGTH	BEARING
L1	6.09	N33°21'57\"
L2	6.04	N33°21'57\"
L3	6.04	N33°21'57\"
L4	44.074	N44°02'18\"
L5	69.34	N25°27'45\"
L6	15.00	S84°02'18\"
L7	15.00	S84°02'18\"
L8	89.54	S25°27'45\"
L9	89.54	S25°27'45\"
L10	58.29	S25°27'45\"
L11	58.29	S25°27'45\"
L12	13.77	S133°54'28\"
L13	13.77	S133°54'28\"
L14	67.43	S25°27'45\"
L15	67.43	S25°27'45\"
L16	43.76	S42°05'35\"
L17	59.30	N47°43'40\"
L18	112.29	N27°05'48\"
L19	112.29	N27°05'48\"
L20	18.89	N27°05'48\"
L21	18.89	N27°05'48\"
L22	8.09	N78°03'58\"
L23	8.09	N78°03'58\"
L24	10.89	N89°54'57\"
L25	10.89	N89°54'57\"
L26	19.32	S25°01'46\"
L27	19.32	S25°01'46\"
L28	32.37	S25°01'46\"
L29	32.37	S25°01'46\"
L30	20.11	S18°55'58\"
L31	20.11	S18°55'58\"
L32	60.85	N82°02'40\"
L33	60.85	N82°02'40\"
L34	65.48	S133°54'28\"
L35	65.48	S133°54'28\"
L36	170.94	N89°54'57\"
L37	170.94	N89°54'57\"
L38	2.23	S25°01'46\"
L39	2.23	S25°01'46\"
L40	150.55	S18°55'58\"
L41	150.55	S18°55'58\"
L42	17.86	S71°14'54\"
L43	17.86	S71°14'54\"
L44	15.00	N71°14'54\"
L45	15.00	N71°14'54\"
L46	21.00	N42°02'18\"
L47	21.00	N42°02'18\"
L48	47.64	N42°02'18\"
L49	47.64	N42°02'18\"
L50	45.30	S25°01'46\"
L51	45.30	S25°01'46\"
L52	3.68	S89°57'45\"
L53	3.68	S89°57'45\"

OWNERS

- TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 1070, PG. 319 CALLED 0.3495 AC.
- TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 1070, PG. 319 CALLED 0.8446 AC.
- TRUSTEES OF THE FIRST UNITED METHODIST CHURCH VOL. 1070, PG. 319 CALLED 0.8446 AC.

LEGEND

- 15' UTILITY EASEMENT
- 24' FIRELANE ACCESS & UTILITY EASEMENT
- EXISTING ROSS/AGRESS EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CB
C1	10.63	20.00	303°30'11\"	15.53
C2	23.44	45.00	203°30'11\"	23.15
C3	17.46	20.00	50°02'26\"	16.91
C4	17.46	20.00	50°02'26\"	16.91
C5	16.42	20.00	47°00'37\"	14.17
C6	36.61	45.00	47°00'37\"	35.57
C7	30.97	20.00	88°24'32\"	27.97
C8	78.52	45.00	102°15'08\"	48.55
C9	35.89	20.00	102°15'08\"	31.14
C10	68.74	45.00	52°48'10\"	62.67
C11	24.18	75.00	37°02'42\"	21.03
C12	18.31	50.00	41°30'42\"	16.78
C13	28.88	45.00	21°39'32\"	25.65
C14	30.06	20.00	86°08'25\"	27.31
C15	30.06	20.00	86°08'25\"	27.31
C16	7.80	20.00	171°11'19\"	14.84
C17	14.00	50.00	171°11'19\"	14.84
C18	14.00	50.00	171°11'19\"	14.84

Exhibit 'B':
Site Plan



Exhibit 'C':
Applicant's Letter

December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
- Case Development
- Resource Mapping
- Logic Narrative
- Site maps, renderings and other marketing artifacts finalized

January, 2018 – December, 2018

- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
- Board Commitments
- Large Donor Request for Donation Meeting (Top 10%)

January, 2019 – December, 2019

- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

Exhibit 'C':
Applicant's Letter

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council


I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

**Exhibit 'D':
Phase-Out Schedule**

Temporary Classroom Buildings Phase-Out Schedule			
Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. (See attached narrative)
12/11/18	Submit plan to Corey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, landscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2023 and 6/1/2023 and dependent on approval from the City of Rockwall.		

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-008
PROJECT NAME: SUP for HCA
SITE ADDRESS/LOCATIONS: 1408 S GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2022-008; Specific Use Permit (SUP) for a Heritage Christian Academy (HCA)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], and situated within the SH-205 Overlay (SH-205 OV) District.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2023-008) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Temporary Education Building for a Public or Private School land use requires a Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. In addition, the code states that "...temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions: [1] The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs, or accent trees and canopy trees); [2] The applicant shall provide a plan indicating the expected phasing out of all temporary structures; and [3] The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years."
- I.5 Based on the applicant's letter submitted by the applicant staff has prepared the attached draft ordinance, which grants a one (1) year extension to allow the Existing Temporary Education Buildings to remain in place. Staff has also included the ability for the applicant to request an additional one (1) year extension from the City Council. Please review the attached draft ordinance prior to the February 28, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by March 7, 2023.
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; 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 March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.
- I.7 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1408 S. Goliad St.

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Hwy 205 & Damascus Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF 14

CURRENT USE Education

PROPOSED ZONING MF 14

PROPOSED USE Education

ACREAGE 6.64 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 Brad Helmer APPLICANT Same

CONTACT PERSON Brad Helmer CONTACT PERSON

ADDRESS 1408 S. Goliad St. ADDRESS

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP

PHONE 214 789 1600 PHONE

E-MAIL bhelmer@hcarockwall.org E-MAIL

NOTARY VERIFICATION [REQUIRED]

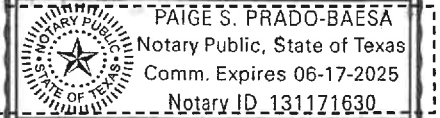
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Helmer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 299.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8TH DAY OF FEBRUARY, 2023 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."

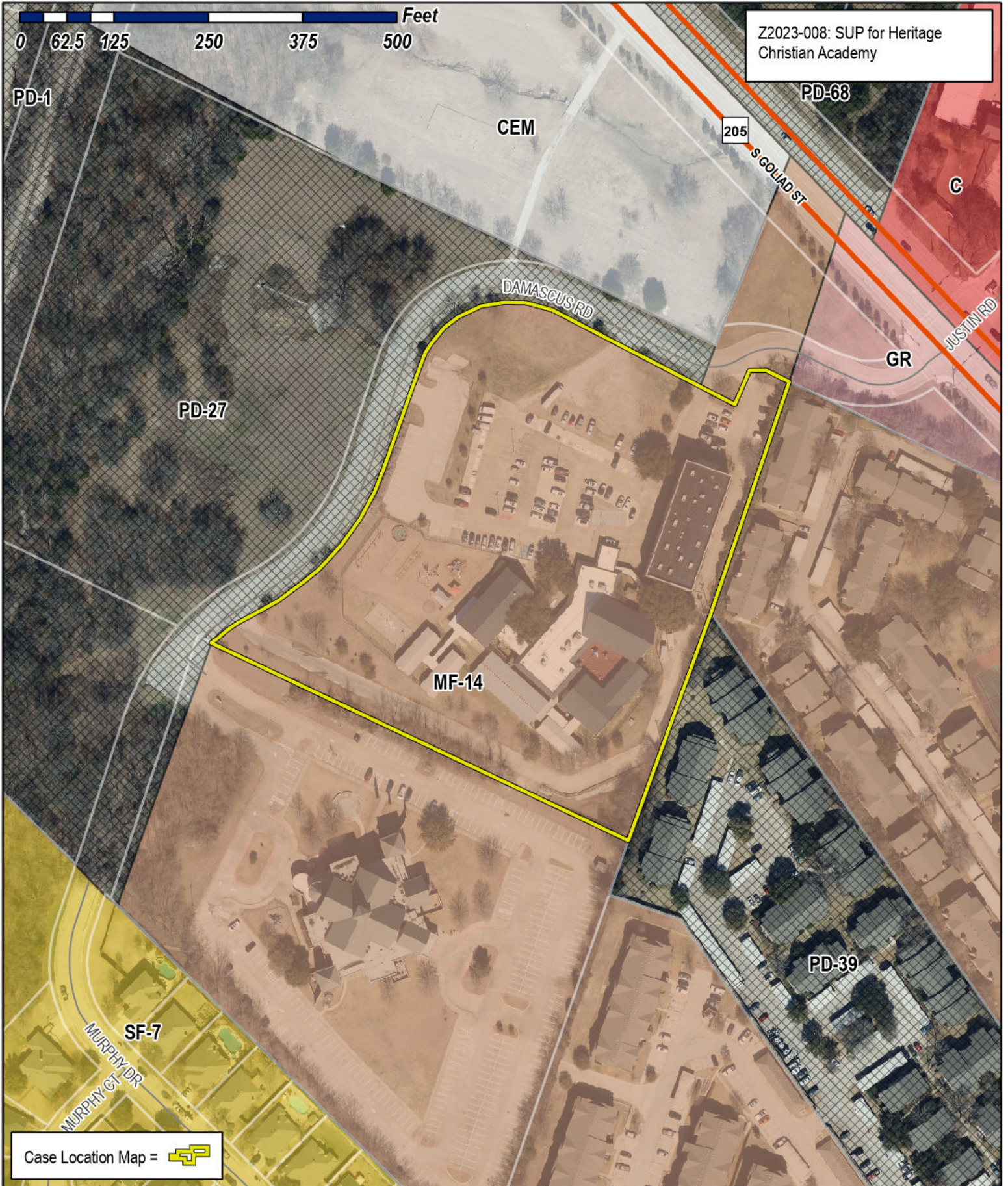
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8TH DAY OF FEBRUARY, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES 06-17-2025



Z2023-008: SUP for Heritage Christian Academy

0 62.5 125 250 375 500 Feet

PD-1 CEM PD-68 205 S GOLIAD ST JUSTIN RD G GR PD-27 MF-14 PD-39 SF-7 MURPHY DR MURPHY CT

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.

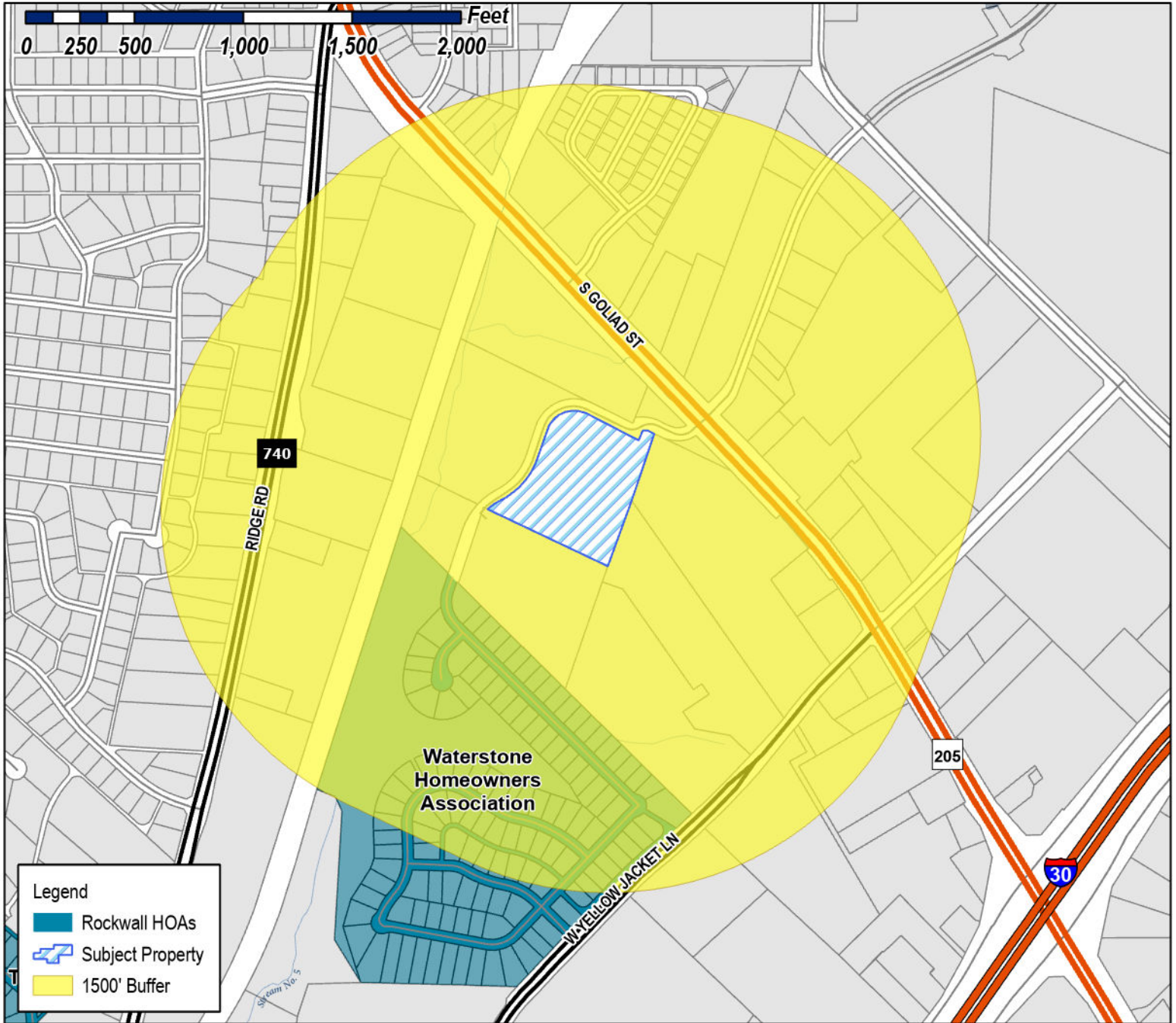




City of Rockwall

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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-008]
Date: Friday, February 17, 2023 4:36:45 PM
Attachments: [HOA Map \(02.16.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2023-008: SUP for HCA

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Thank you,



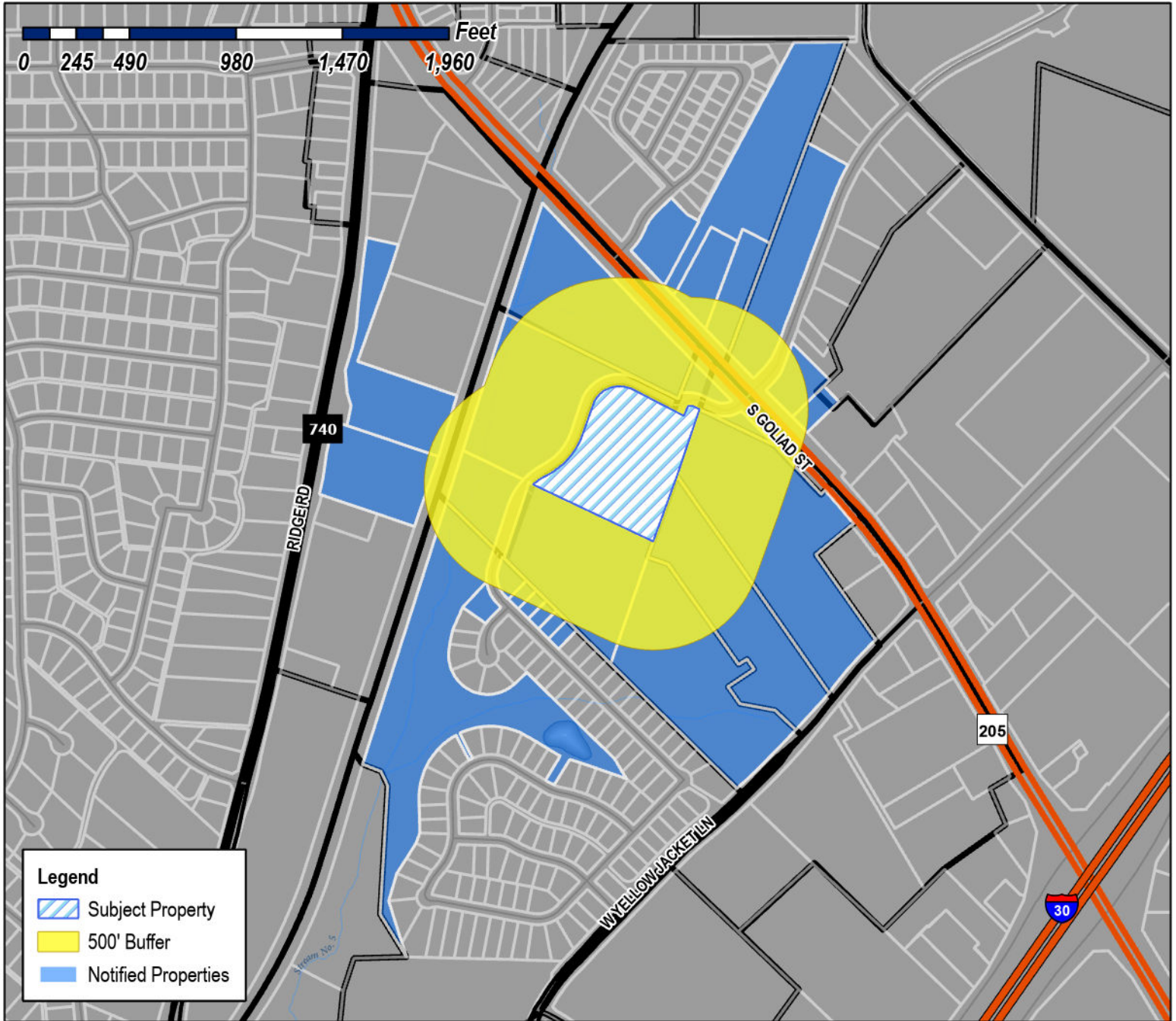
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



LOY CYNTHIA
1431 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30
#605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

GOODY SHARON LYNN AND SHARON KAY
BROCK
1419 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1415 MURPHY DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LPC/O LIFENET
COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS DEPT-PT-TX-
26644
PO BOX 25025
GLENDALE, CA 91201

BLOCK DAVID V II
188 MURPHY CT
ROCKWALL, TX 75087

NIX ROGER
1427 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1423 MURPHY DR
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

OCCUPANT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY
SUITE 800
DALLAS, TX 75234

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

WDOP SUB I LP C/O THE MILESTONE GROUP LLC
8333 DOUGLAS AVE
SUITE 1600
DALLAS, TX 75225

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1410 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC ATTN:
MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

CAMERON LAND HOLDINGS LLC
PO BOX 163521
AUSTIN, TX 78716

OCCUPANT
1300 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS RD
ROCKWALL, TX 75087

OCCUPANT
1405 MURPHY DR
ROCKWALL, TX 75087

OUR LADY OF THE LAKE CATHOLIC PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

KEVIN J FARRELL, DD BISHOP, ROMAN CATHOLIC
DIOCESE OF DALLAS
3725 BLACKBURN STREET
DALLAS, TX 75219

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1301 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY
SUITE 300
DALLAS, TX 75248

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit (SUP)* allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

CITY OF ROCKWALL

ORDINANCE NO. 19-02

SPECIFIC USE PERMIT NO. S-200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9, *Multi-Family 14 (MF-14) District*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall not have more than three (3) temporary educational buildings;
- 3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.
- 4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [Ordinance No. 04-38] will require compliance to the following:

- 1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [Ordinance No. 04-38], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.



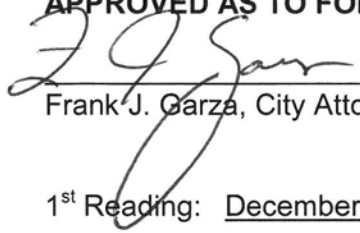
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: December 17, 2018

2nd Reading: January 7, 2019

Exhibit 'A': Plat

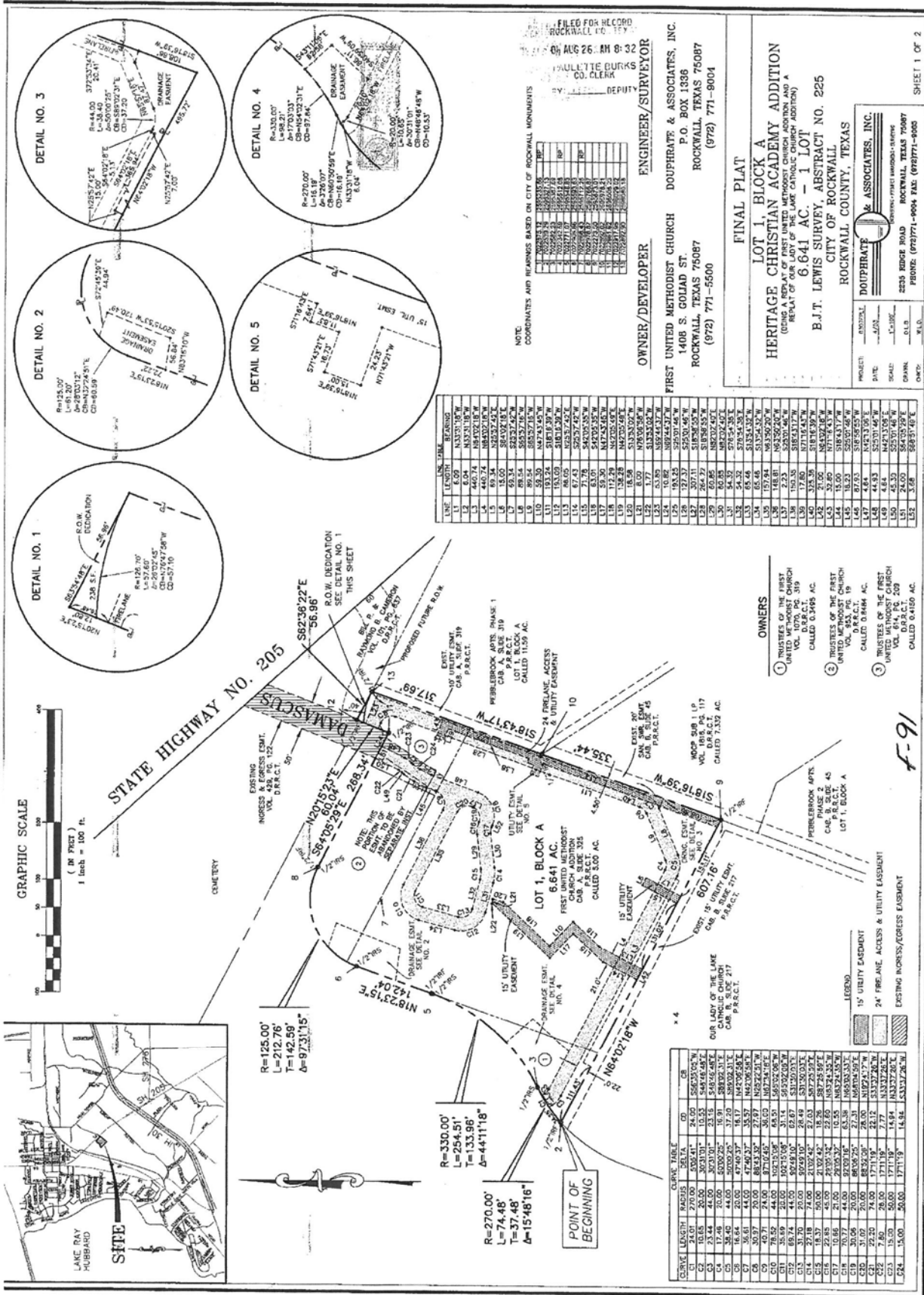


Exhibit 'B':
Site Plan



Exhibit 'C':
Applicant's Letter

December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
- Case Development
- Resource Mapping
- Logic Narrative
- Site maps, renderings and other marketing artifacts finalized

January, 2018 – December, 2018

- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
- Board Commitments
- Large Donor Request for Donation Meeting (Top 10%)

January, 2019 – December, 2019

- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

Exhibit 'C':
Applicant's Letter

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council


I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

**Exhibit 'D':
Phase-Out Schedule**

Temporary Classroom Buildings Phase-Out Schedule			
Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. (See attached narrative)
12/11/18	Submit plan to Corey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, landscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2023 and 6/1/2023 and dependent on approval from the City of Rockwall.		

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a *Specific Use Permit (SUP)* allowing *Existing Temporary Education Buildings* to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, addressed as 1408 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-02*; and

SECTION 2. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Existing Temporary Educational Buildings* to remain on the *Subject Property* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02]; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 03.12, *Multi-Family 14 (MF-14) District*; Subsection 04.01, *General Commercial District Standards*; and

Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Existing Temporary Educational Buildings* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
- 3) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
- 4) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Should *Subject Property* fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A': Legal Description

LEGAL DESCRIPTION: LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION

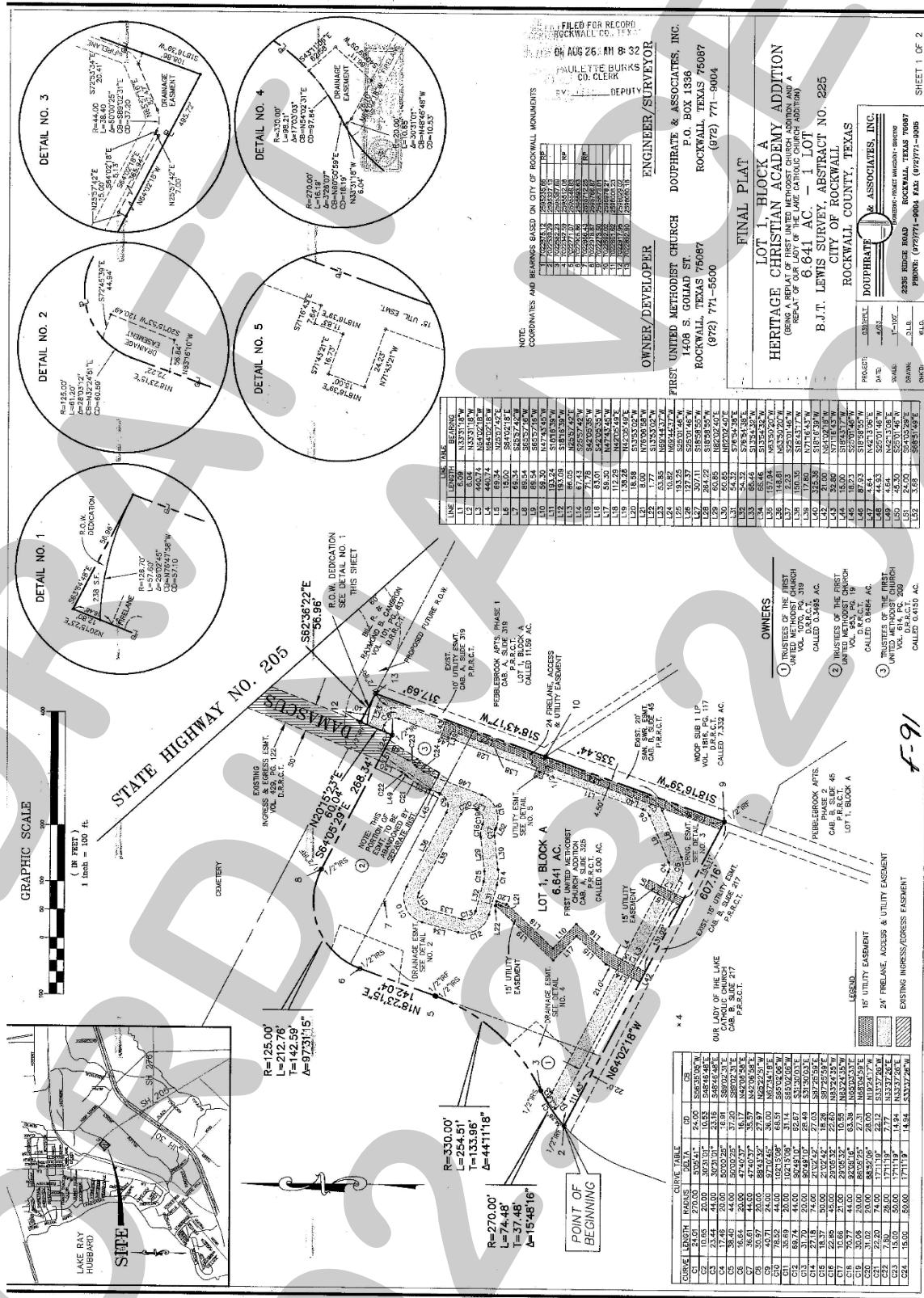
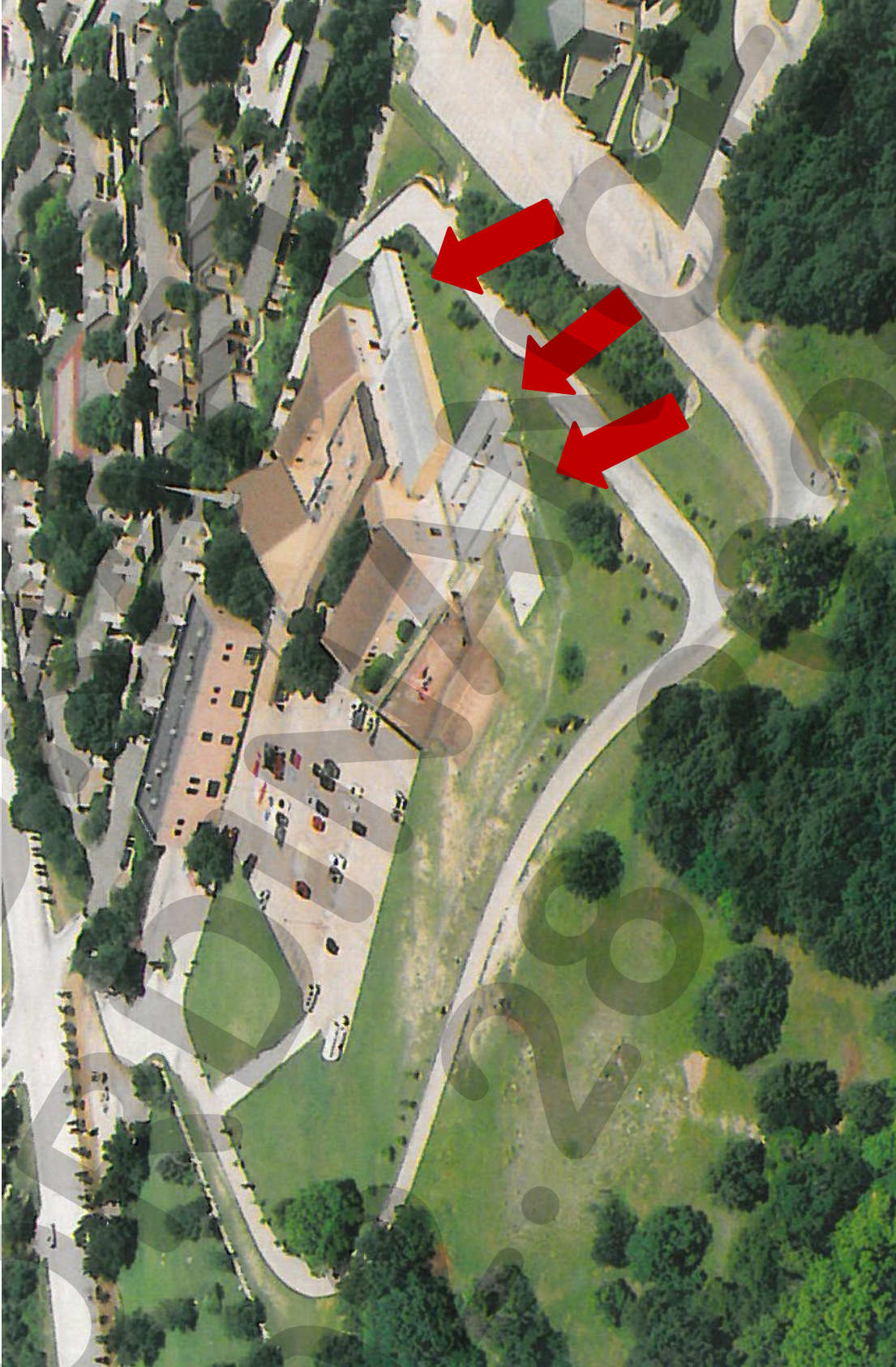


Exhibit 'B':
Site Plan



**Exhibit 'C':
Applicant's Letter**



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 14, 2023

APPLICANT: Brad Helmer; *Heritage Christian Academy*

CASE NUMBER: Z2023-008; *Specific Use Permit (SUP) for a Temporary Education Buildings for Heritage Christian Academy (HCA)*

SUMMARY

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [*SH-205*], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property is a 28,486 SF building (*unknown construction date*), 8,682 SF building (*unknown construction date*), 4,000 SF building (*unknown construction date*), 19,908 SF building (*constructed in 2003*), two (2) 384 SF covered porches (*constructed in 2003*), and a 22,431 SF Gymnasium (*currently under construction*).

In 1999, the City Council approved a Conditional Use Permit (CUP) to allow one (1) *Temporary Educational Building* on the subject property for a period of five (5) years. The CUP stipulated that after a period of three (3) years, the City Council could review the CUP to determine if permanent buildings were planned to replace the *Temporary Educational Building*. In 2003, the City Council approved a Conditional Use Permit (CUP) to allow an additional *Temporary Educational Building* on the subject property for a period of five (5) years.

In 2009, the City Council approved a Specific Use Permit (SUP) to allow three (3) *Temporary Educational Buildings* on the subject property. At that time, the Specific Use Permit (SUP) ordinance stipulated that it shall be valid for a period of one (1) year, at which time the City Council shall review the Specific Use Permit (SUP) to determine if an extension is warranted. On September 20, 2010, the City Council reviewed the Specific Use Permit (SUP) and approved an extension for three (3) years (*i.e. ending September 7, 2013*). In November, 2013, the City Council approved a five (5) year extension (*i.e. ending November 4, 2018*). On January 7, 2019, the City Council adopted *Ordinance No. 19-02*, which granted an extension of six (6) months for the three (3) *Temporary Educational Buildings*; however, the ordinance allowed the City Council the ability to grant an additional two (2) year extension of the request. The



FIGURE 1: LOCATION OF THE EXISTING THREE (3) PORTABLE BUILDINGS ON THE SUBJECT PROPERTY ARE INDICATED BY THE RED ARROWS.

applicant -- *Brad Helmer* -- made this request on July 15, 2019, and the City Council approved a motion to extend the Specific Use Permit (SUP) for 90 days by a vote of 5-1 (*with Council Member Macalik dissenting and then Mayor Pruitt absent*). Following this extension, a representative of the applicant -- *Brian McKinney* -- returned to the City Council on August 19, 2019 and requested that the Specific Use Permit (SUP) be review and extended every six (6) months moving forward. The City Council ultimately approved the applicant's request by a vote of 6-0 (*with Councilman Trowbridge absent*). Mr. McKinney returned on February 18, 2020 by appointment; however, the City Council took no action on the request. Currently, *Ordinance No. 19-02* has expired and no valid Specific Use Permit (SUP) exists on the subject property. Staff should note that while there is no valid Specific Use Permit (SUP) ordinance, the applicant has been working with City staff and the City Council to work through the enrollment and development issues on the subject property.

PURPOSE

On February 7, 2023, the applicant -- *Brad Helmer* -- sent an email requesting an appointment with the City Council for the purpose of requesting an additional one (1) year extension to allow the existing three (3) *Temporary Educational Buildings* to remain on the subject property; however, since *Ordinance No. 19-02* had expired, staff advised the applicant that a new Specific Use Permit (SUP) would need to be requested. The applicant submitted a development application on February 17, 2023 making this request.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1408 S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

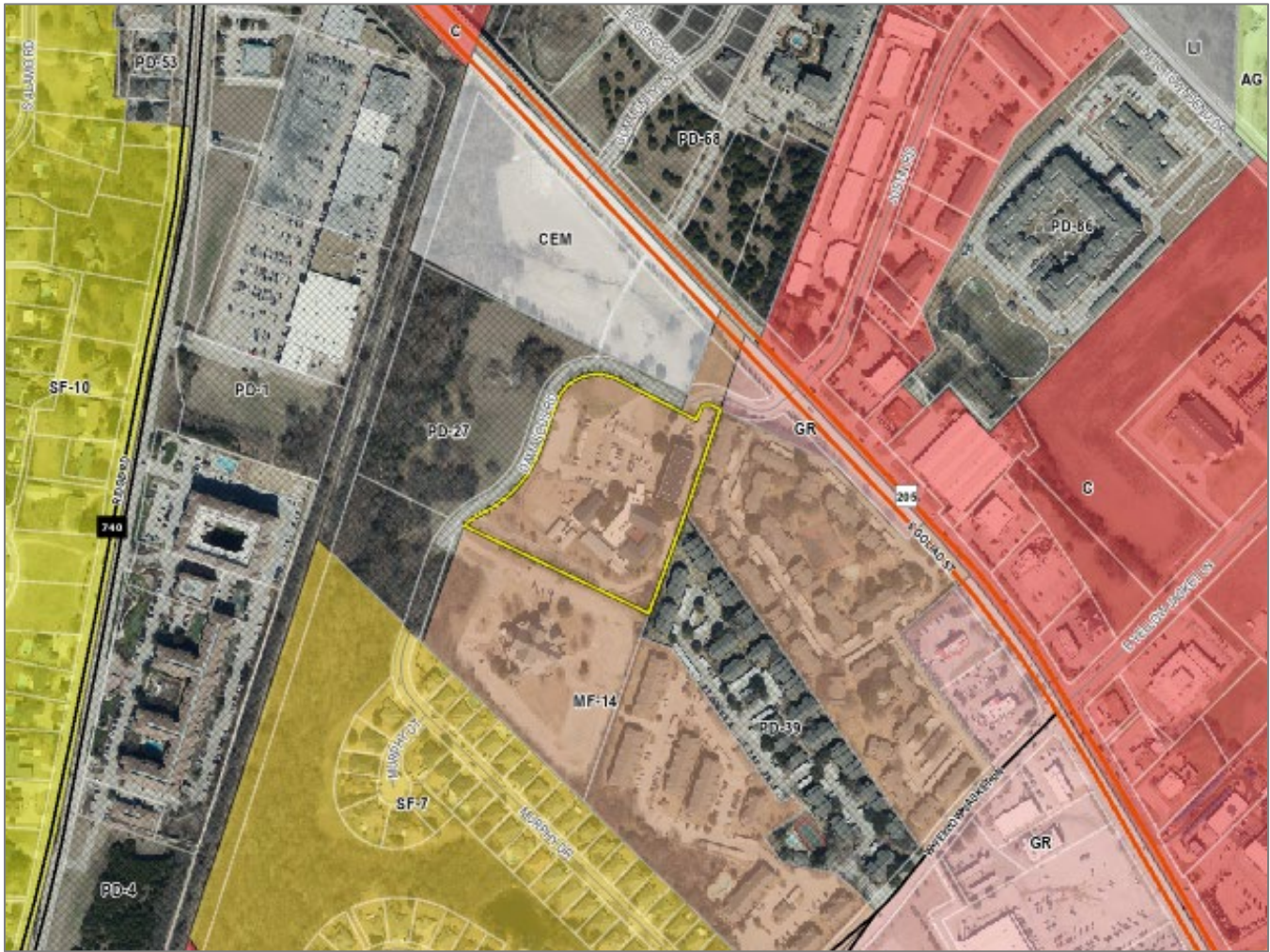
North: Directly north of the subject property is Damascus Road, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a cemetery, which is zoned Cemetery (CEM) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a *House of Worship (i.e. Our Lady of the Lake Catholic Church)* that is zoned Multi-Family 14 (MF-14) District. Beyond this is the Waterstone Estates Subdivision, which consists of 123 residential lots on 48.03-acres. This subdivision was established on November 30, 1994 and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an apartment complex (*i.e. Pebblebrook Apartments*). This property is zoned Multi-Family 14 (MF-14) District and Planned Development District 39 (PD-39) for Multi-Family 15 (MF-15) District land uses. Beyond this is W. Yellow Jacket Lane, which is identified as a M4D (*i.e. minor arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 6.626-acre vacant tract of land, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District land uses. West of this property is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad (M. K. & T. Railroad)*. Beyond this is a shopping center (*i.e. Eastridge Shopping Center*), which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

CONTINUED ON NEXT PAGE ...



CHARACTERISTICS OF THE REQUEST

The applicant, Brad Helmer of Heritage Christian Academy (HCA), is requesting the approval of a Specific Use Permit (SUP) to allow three (3) existing *Temporary Educational Buildings* to remain on the subject property in conjunction with an existing private school (i.e. *Heritage Christian Academy*). Each *Temporary Educational Building* is approximately 1,540 SF in size. All of the buildings are situated behind larger, permanent structures on the subject property, and are only visible from Damascus Road. Staff should point out that Damascus Road -- while being a public right-of-way -- only serves two (2) non-residential properties (i.e. *Heritage Christian Academy* and *Our Lady of the Lake Catholic Church*). The structures have no visibility from S. Goliad Street [SH-205].

According to the applicant’s letter, HCA is requesting to allow the *Temporary Educational Buildings* to remain on the subject property for an additional one (1) year period. The purpose of this request is tied to an increasing enrollment and a lack of classroom space to accommodate the new students. To show this issue, the applicant has submitted a floorplan of the existing classroom layouts and detailed the enrollment numbers in the applicant’s letter. Staff has included a copy of this information in the attached packet for the Planning and Zoning Commission and City Council’s review.

CONFORMANCE WITH THE CITY’S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Temporary Educational Buildings for a Public or Private School* land use is permitted by Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. Under the *Conditional Land Use Standards* for this land use, the UDC goes on to state that

“(a)pplications of *Temporary Educational Buildings* will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:

- (1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*).
- (2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
- (3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.”

STAFF ANALYSIS

In this case, *Temporary Educational Buildings* have been in existence on the subject property since the original Conditional Use Permit (CUP) was adopted in 1999. This was before the screening requirements stated above were contained in the City’s codes; however, -- *as was stated previously* -- these buildings have virtually no visibility from or effect on any of the adjacent properties. Staff should also note that the applicant did plant additional trees with the addition of the Gymnasium and that this has further impaired visibility of these structures from public right-of-way. While the applicant’s letter does not include a phase out plan, the applicant does limit the request to a period of one (1) year. Based on this the applicant’s request does not appear to be unreasonable; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should note that in order to provide the City Council and the applicant flexibility, an operational condition allowing the applicant to request an additional one (1) year period from the City Council was incorporated into the proposed Specific Use Permit (SUP) ordinance. This will allow the applicant to request this directly from the City Council without having to go back through the zoning process.

NOTIFICATIONS

On February 21, 2023, staff mailed 39 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner’s Association (HOA), which is the only Homeowners’ Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) responses from one (1) property owner (*i.e. the applicant*) in favor of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) for three (3) *Temporary Education Buildings*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (A) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit ‘B’* of the Specific Use Permit (SUP) ordinance.
 - (B) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
 - (C) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
 - (D) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1408 S. Goliad St.

SUBDIVISION Heritage Christian Academy Addition LOT 1 BLOCK A

GENERAL LOCATION Hwy 205 & Damascus Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF 14 CURRENT USE Education

PROPOSED ZONING MF 14 PROPOSED USE Education

ACREAGE 6.64 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 Brad Helmer APPLICANT Same

CONTACT PERSON Brad Helmer CONTACT PERSON _____

ADDRESS 1408 S. Goliad St. ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP _____

PHONE 214 789 1600 PHONE _____

E-MAIL bhelmer@hcarockwall.org E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

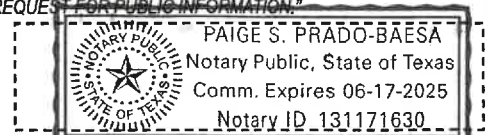
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Helmer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 299.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8TH DAY OF FEBRUARY, 2023 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."

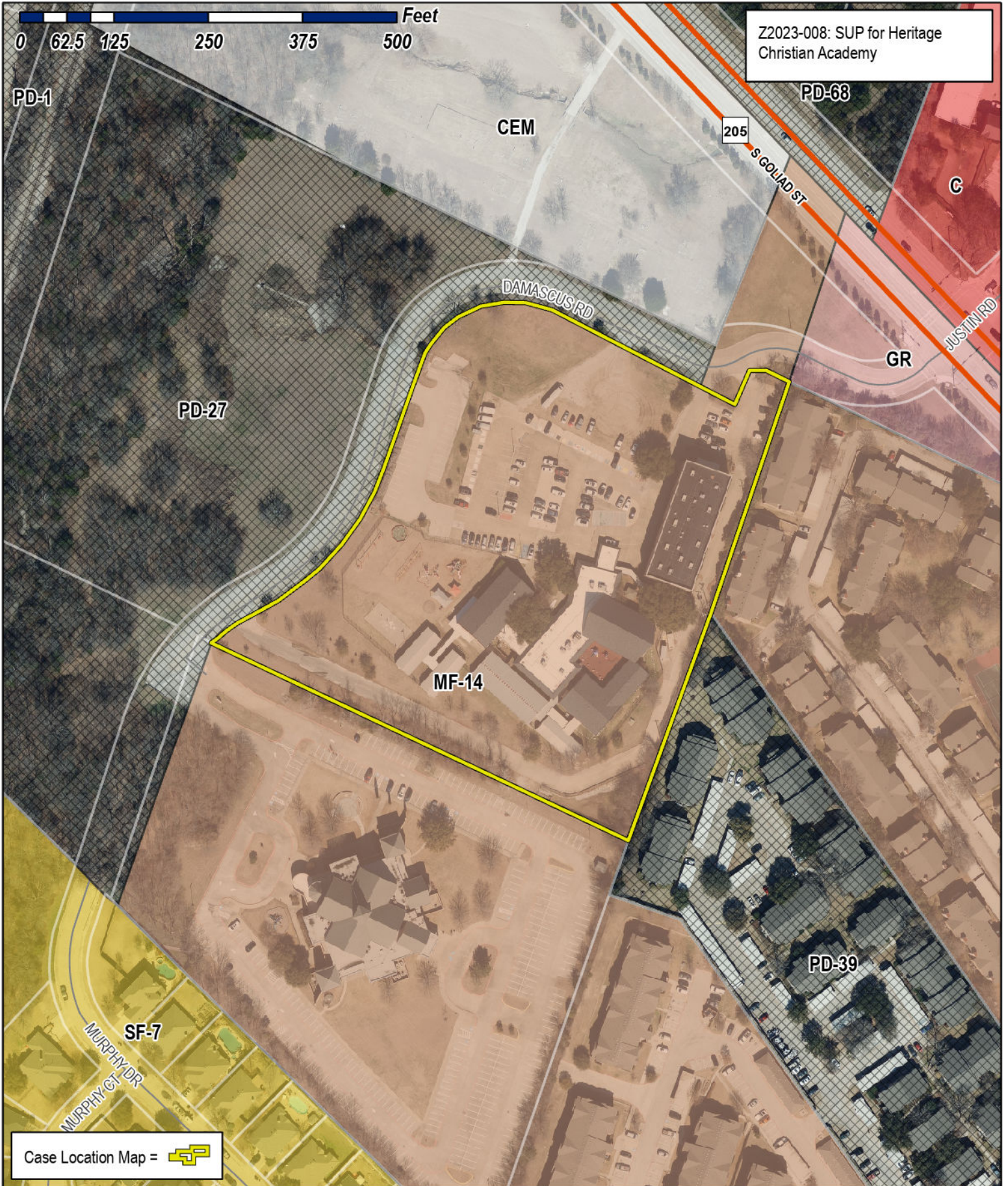
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8TH DAY OF FEBRUARY, 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 06-17-2025



Z2023-008: SUP 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.

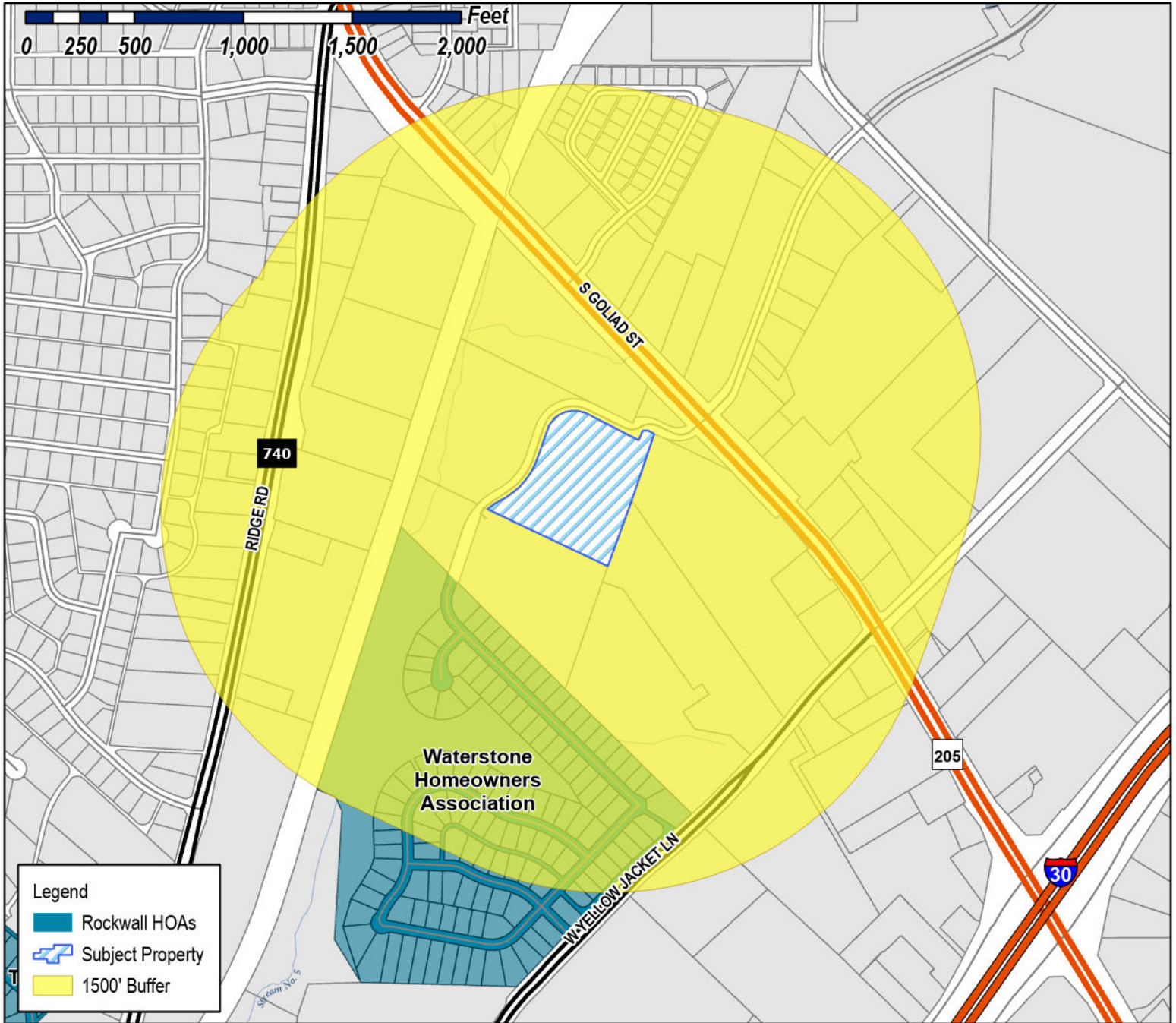




City of Rockwall

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

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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-008]
Date: Friday, February 17, 2023 4:36:45 PM
Attachments: [HOA Map \(02.16.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2023-008: SUP for HCA

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Thank you,



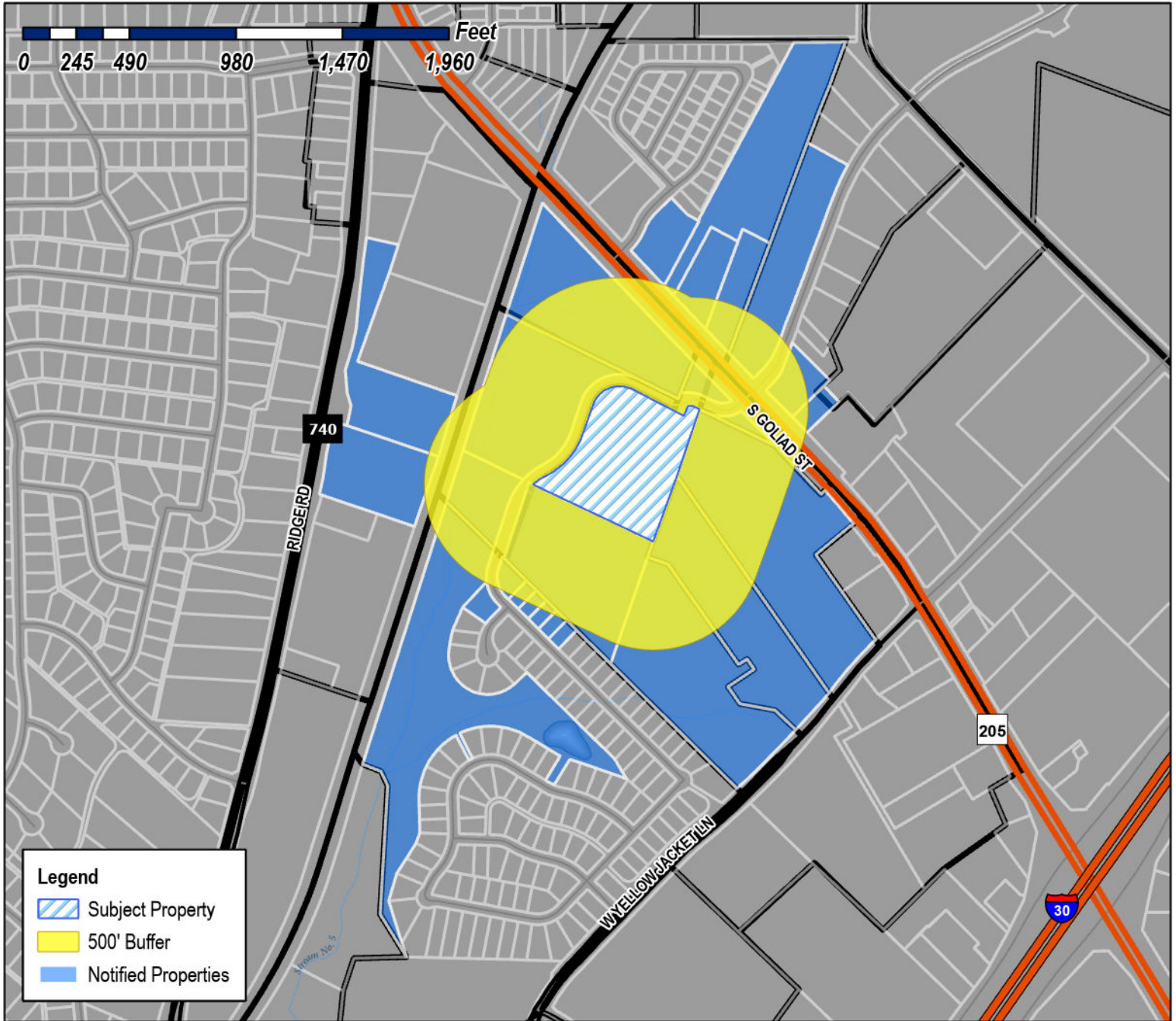
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

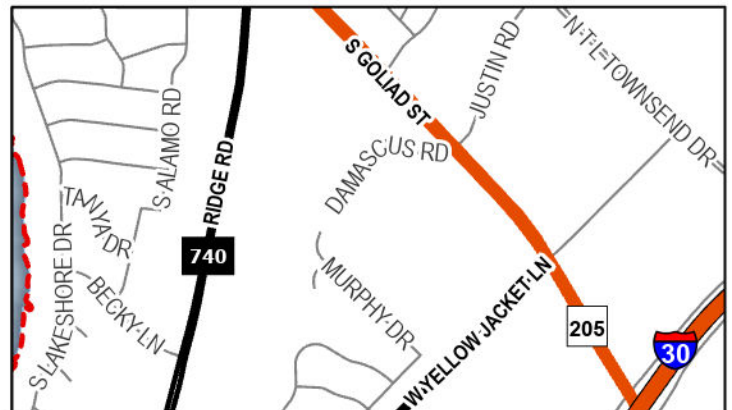
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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



LOY CYNTHIA
1431 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30
#605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

GOODY SHARON LYNN AND SHARON KAY
BROCK
1419 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1415 MURPHY DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LPC/O LIFENET
COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS DEPT-PT-TX-
26644
PO BOX 25025
GLENDALE, CA 91201

BLOCK DAVID V II
188 MURPHY CT
ROCKWALL, TX 75087

NIX ROGER
1427 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1423 MURPHY DR
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

OCCUPANT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY
SUITE 800
DALLAS, TX 75234

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

WDOP SUB I LP C/O THE MILESTONE GROUP LLC
8333 DOUGLAS AVE
SUITE 1600
DALLAS, TX 75225

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1410 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC ATTN:
MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

CAMERON LAND HOLDINGS LLC
PO BOX 163521
AUSTIN, TX 78716

OCCUPANT
1300 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS RD
ROCKWALL, TX 75087

OCCUPANT
1405 MURPHY DR
ROCKWALL, TX 75087

OUR LADY OF THE LAKE CATHOLIC PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

KEVIN J FARRELL, DD BISHOP, ROMAN CATHOLIC
DIOCESE OF DALLAS
3725 BLACKBURN STREET
DALLAS, TX 75219

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1301 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY
SUITE 300
DALLAS, TX 75248

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM -----

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

 I am in favor of the request for the reasons listed below. I am opposed to the request for the reasons listed below.

[Redacted comment area]

Name:

HERITAGE CHRISTIAN ACADEMY
1408 S Goliad St
Rockwall, TX 75087

Paige Baesa
Business Manager

Address:

Tex. Loc. Gov. Code Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

[Redacted area]

Name:

HERITAGE CHRISTIAN ACADEMY

1408 S Goliad St

Rockwall, TX 75087

Address:

Paige Baesa
Business Manager

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

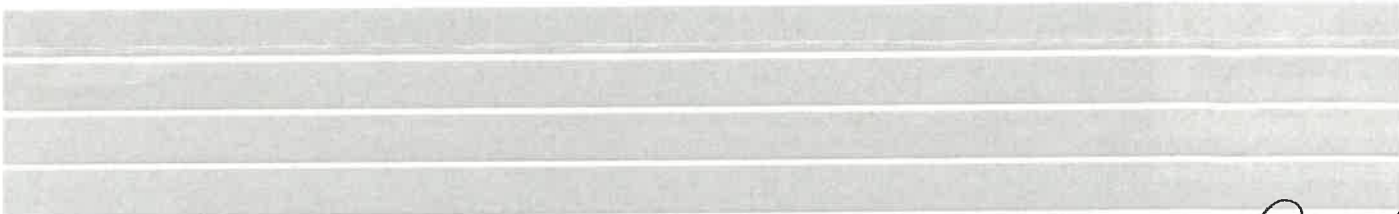
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.



Name:

Heritage Christian Academy

Faize Barsa

Address:

1408 S. Goliad St Rockwall, TX 75087

Business Manager

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

[Redacted area]

Name:

HERITAGE CHRISTIAN ACADEMY

*Paige Bansa
Business Manager*

Address:

**1408 S Goliad St
Rockwall, TX 75087**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

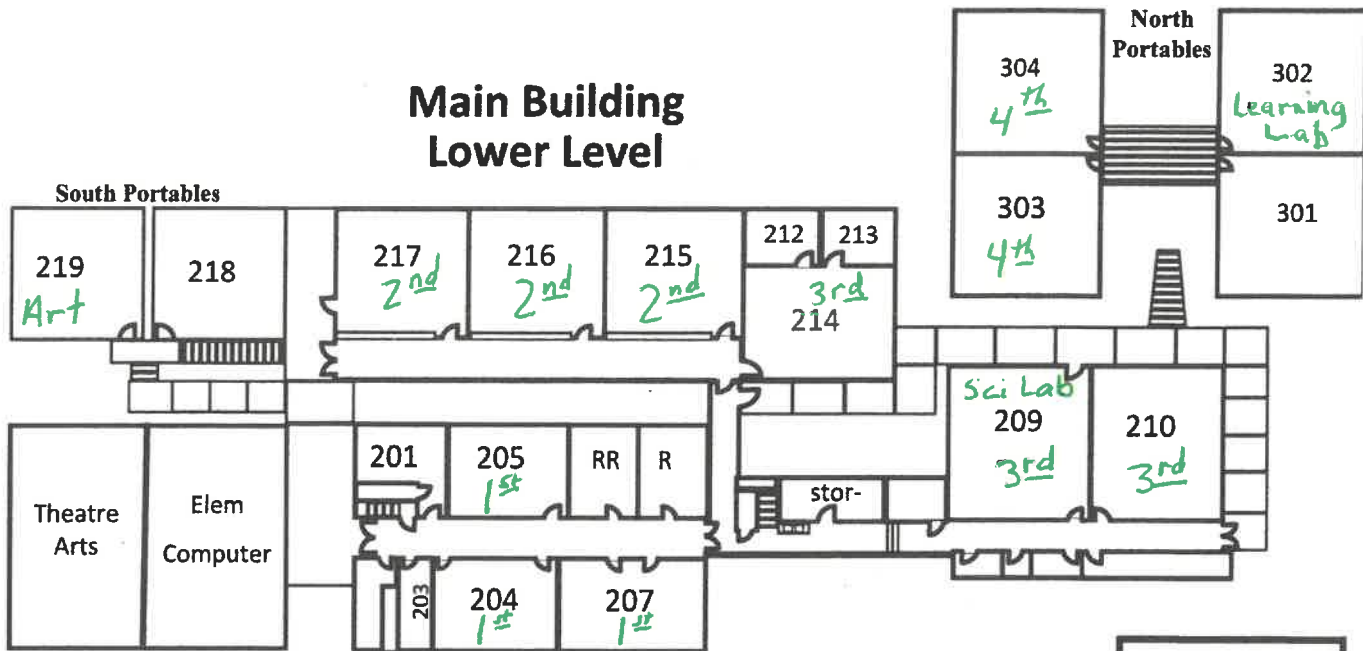
Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

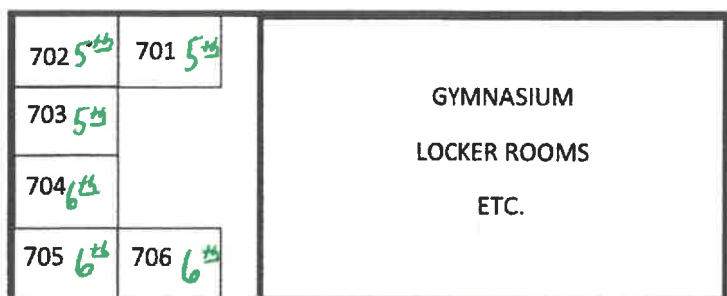
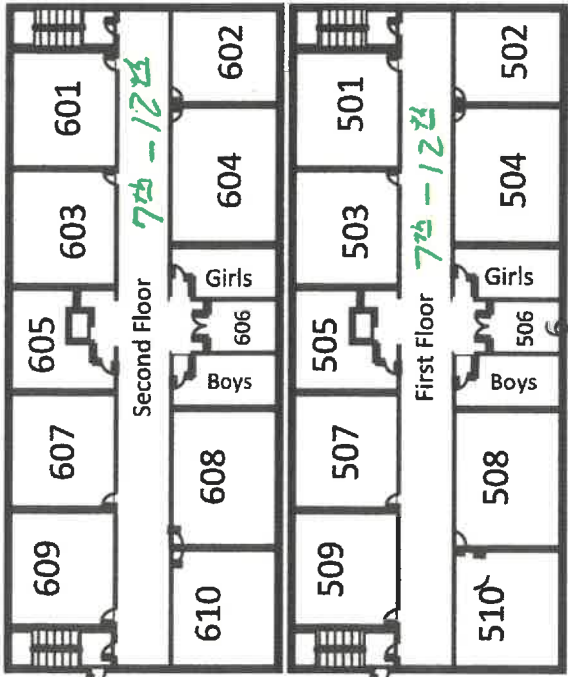
This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

Main Building Lower Level



Heritage Christian Academy
 1408 S. Gollad St.
 Rockwall, Texas 75087
 (972) 772-3003

Taylor Building (Secondary)



Elementary	22-23	23-24	23-24 @ Capacity
PreK 3	10	10	10
PreK 3		9	10
PreK 4	10	10	10
PreK 4	10	10	10
PreK 4	10	7	10
K	15	16	16
K	15	16	16
K	11	12	16
1	15	16	16
1	15	16	16
1	10	10	16
2	17	16	18
2		16	18
2		4	18
3	15	18	18
3	14	1	18
4	16	18	18
4	17	13	18
5	18	18	18
5	18	18	18
5		1	18
6	18	18	18
6	8	18	18
6		1	18
Total	262	292	380

	Secondary	22-23	23-24	23-24 If Max Of 3 Sections
7th	34	27	50-54	
8th	27	32	50-54	
9th	40	25	50-54	
10th	18	44	50-54	
11th	22	17	50-54	
12th	20	23	50-54	
Total	161	168	300-324	

CITY OF ROCKWALL

ORDINANCE NO. 19-02

SPECIFIC USE PERMIT NO. S-200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9, *Multi-Family 14 (MF-14) District*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall not have more than three (3) temporary educational buildings;
- 3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.
- 4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [Ordinance No. 04-38] will require compliance to the following:

- 1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [Ordinance No. 04-38], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.



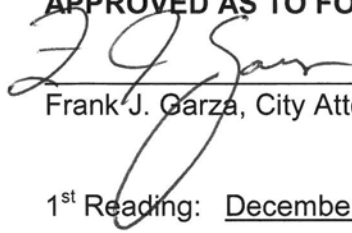
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: December 17, 2018

2nd Reading: January 7, 2019



Exhibit 'A': Plat

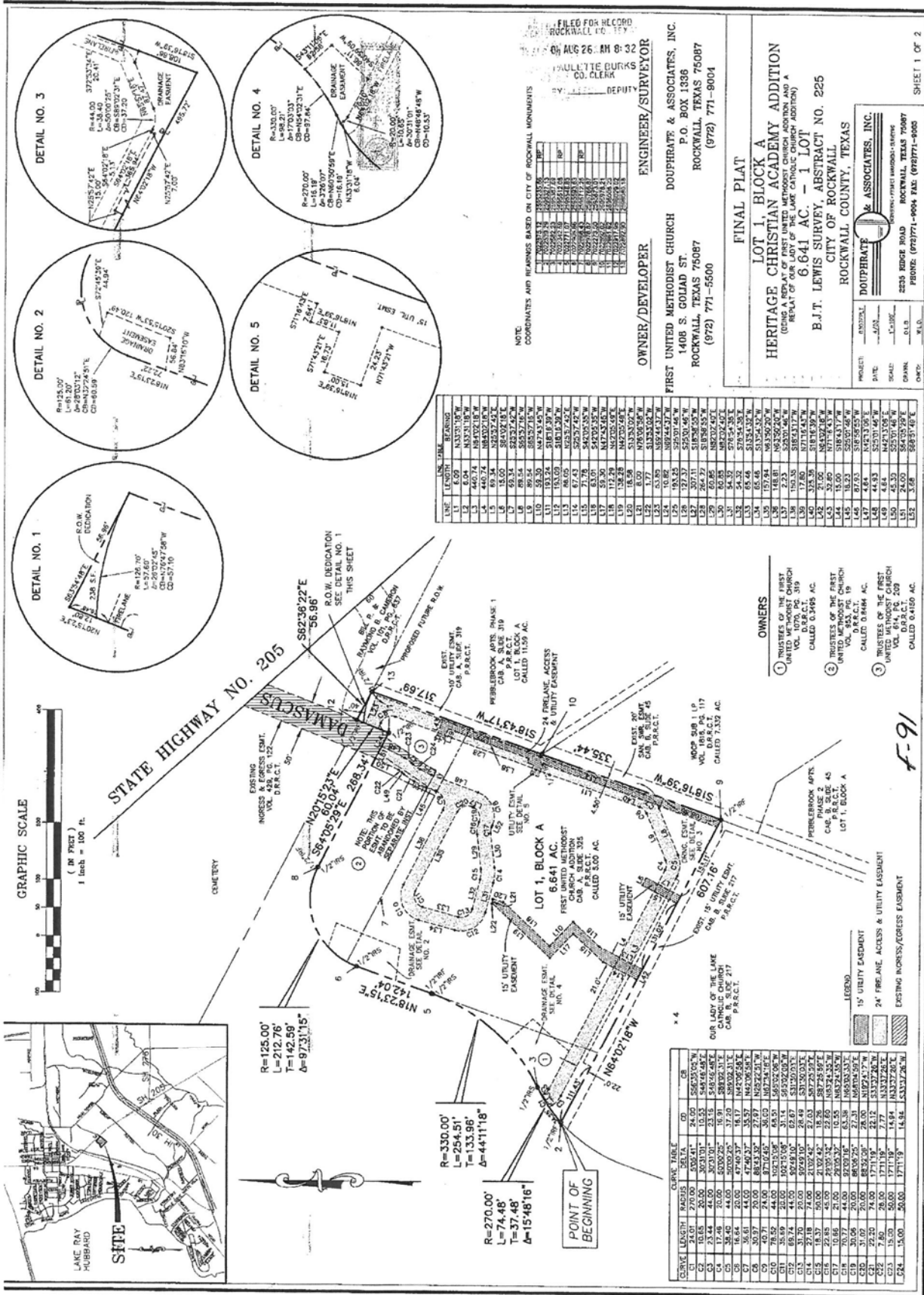


Exhibit 'B':
Site Plan



Exhibit 'C':
Applicant's Letter

December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
- Case Development
- Resource Mapping
- Logic Narrative
- Site maps, renderings and other marketing artifacts finalized

January, 2018 – December, 2018

- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
- Board Commitments
- Large Donor Request for Donation Meeting (Top 10%)

January, 2019 – December, 2019

- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

Exhibit 'C':
Applicant's Letter

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council


I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

**Exhibit 'D':
Phase-Out Schedule**

Temporary Classroom Buildings Phase-Out Schedule			
Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. (See attached narrative)
12/11/18	Submit plan to Corey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, landscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2023 and 6/1/2023 and dependent on approval from the City of Rockwall.		

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing *Existing Temporary Education Buildings* to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, addressed as 1408 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-02*; and

SECTION 2. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Existing Temporary Educational Buildings* to remain on the *Subject Property* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02]; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 03.12, *Multi-Family 14 (MF-14) District*; Subsection 04.01, *General Commercial District Standards*; and

Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Existing Temporary Educational Buildings* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
- 3) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
- 4) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Should *Subject Property* fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A': Legal Description

LEGAL DESCRIPTION: LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION

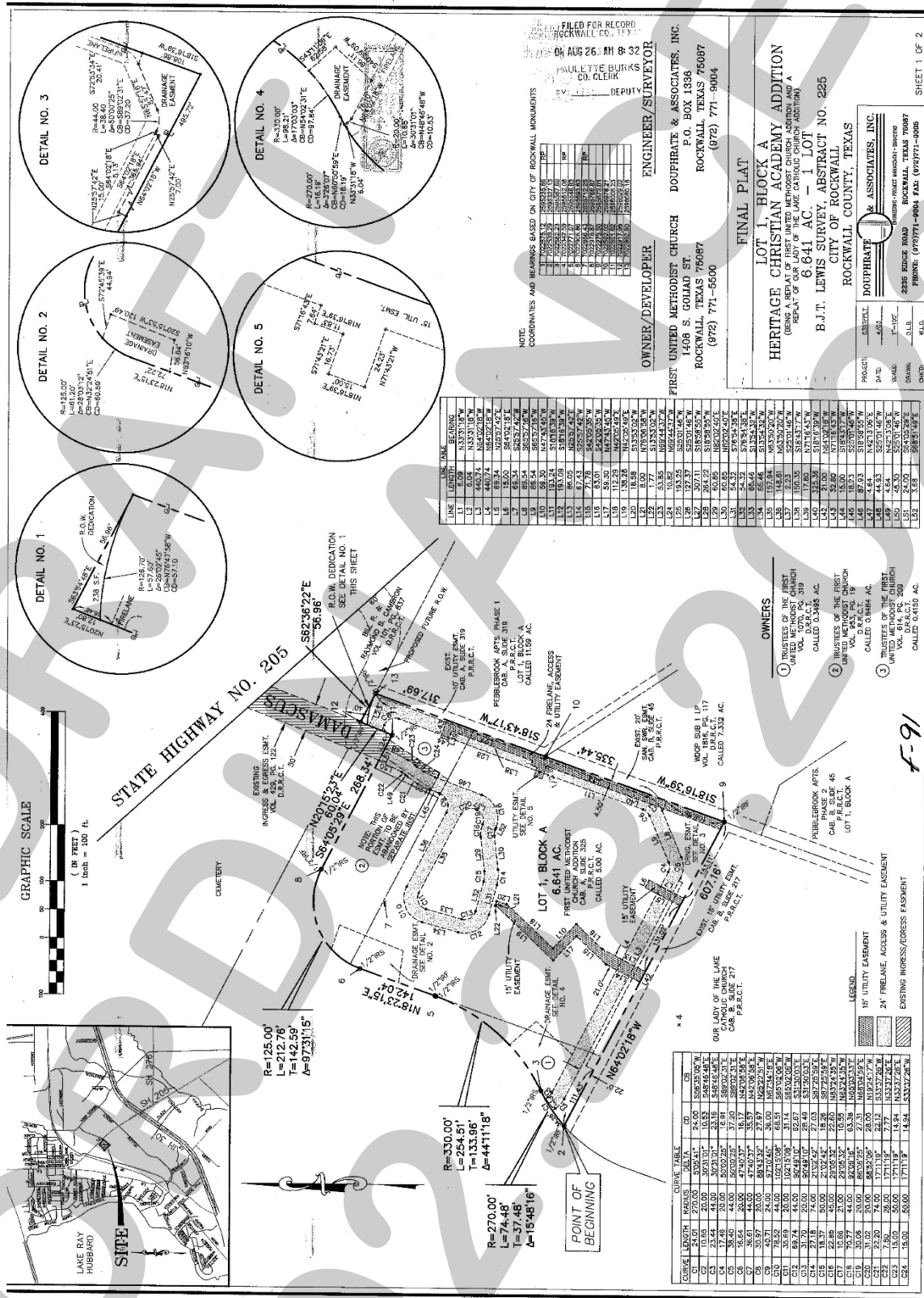
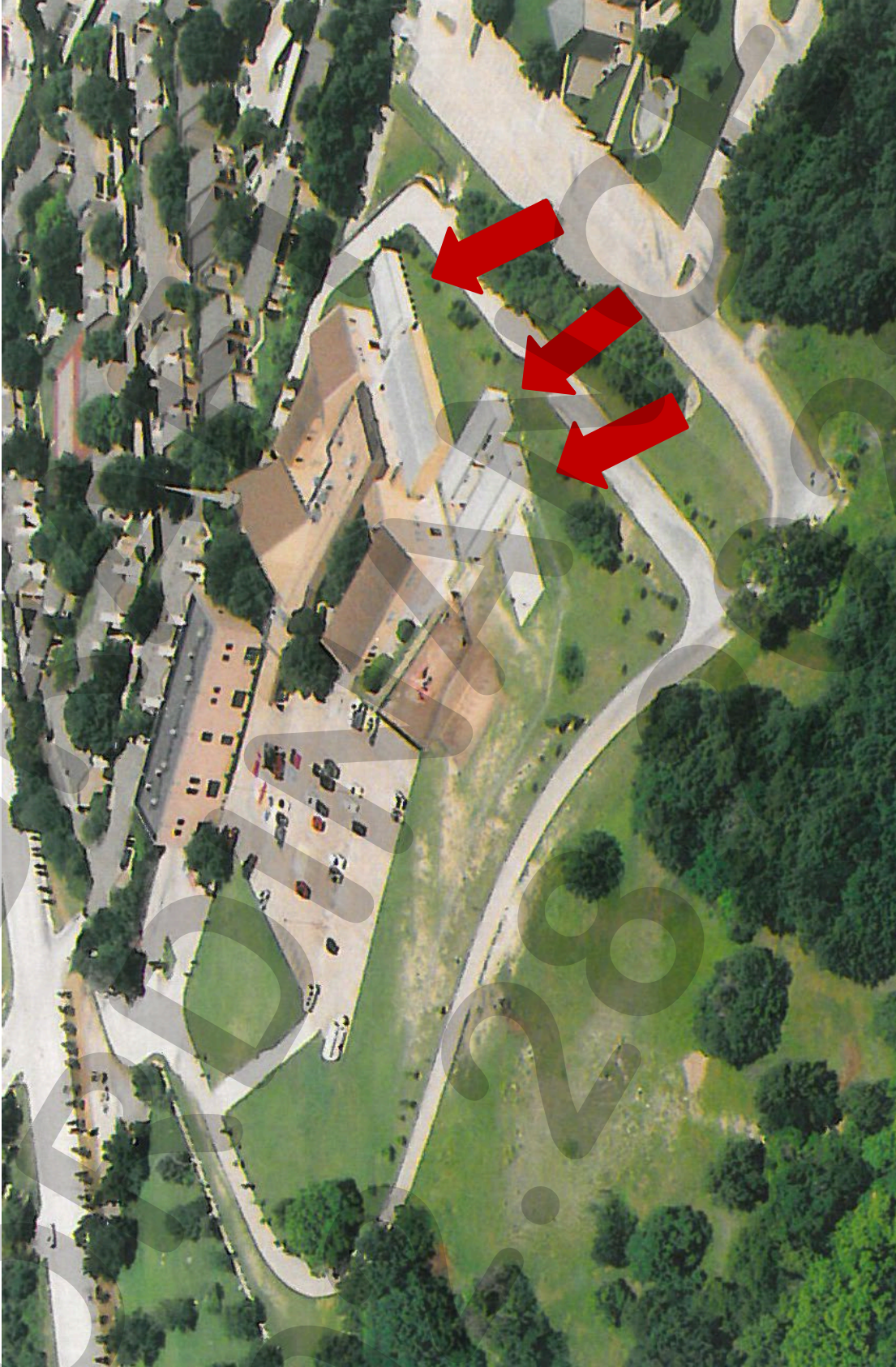


Exhibit 'B':
Site Plan



**Exhibit 'C':
Applicant's Letter**



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: March 20, 2023

APPLICANT: Brad Helmer; *Heritage Christian Academy*

CASE NUMBER: Z2023-008; *Specific Use Permit (SUP) for a Temporary Education Buildings for Heritage Christian Academy (HCA)*

SUMMARY

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the *Historic Zoning Maps*, at some point between annexation and January 3, 1972 the subject property was rezoned from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District. According to the Rockwall Central Appraisal District (RCAD) currently situated on the subject property is a 28,486 SF building (*unknown construction date*), 8,682 SF building (*unknown construction date*), 4,000 SF building (*unknown construction date*), 19,908 SF building (*constructed in 2003*), two (2) 384 SF covered porches (*constructed in 2003*), and a 22,431 SF Gymnasium (*currently under construction*).

In 1999, the City Council approved a Conditional Use Permit (CUP) to allow one (1) *Temporary Educational Building* on the subject property for a period of five (5) years. The CUP stipulated that after a period of three (3) years, the City Council could review the CUP to determine if permanent buildings were planned to replace the *Temporary Educational Building*. In 2003, the City Council approved a Conditional Use Permit (CUP) to allow an additional

Temporary Educational Building on the subject property for a period of five (5) years. In 2009, the City Council approved a Specific Use Permit (SUP) to allow three (3) *Temporary Educational Buildings* on the subject property. At that time, the Specific Use Permit (SUP) ordinance stipulated that it shall be valid for a period of one (1) year, at which time the City Council shall review the Specific Use Permit (SUP) to determine if an extension is warranted. On September 20, 2010, the City Council reviewed the Specific Use Permit (SUP) and approved an extension for three (3) years (*i.e. ending September 7, 2013*). In November, 2013, the City Council approved a five (5) year extension (*i.e. ending November 4, 2018*). On January 7, 2019, the City Council adopted *Ordinance No. 19-02*, which granted an extension of six (6) months for the three (3) *Temporary Educational Buildings*; however, the ordinance allowed the City Council the ability to grant an additional two (2)



FIGURE 1: LOCATION OF THE EXISTING THREE (3) PORTABLE BUILDINGS ON THE SUBJECT PROPERTY ARE INDICATED BY THE RED ARROWS.

year extension of the request. The applicant -- *Brad Helmer* -- made this request on July 15, 2019, and the City Council approved a motion to extend the Specific Use Permit (SUP) for 90 days by a vote of 5-1 (*with Council Member Macalilk dissenting and then Mayor Pruitt absent*). Following this extension, a representative of the applicant -- *Brian McKinney* -- returned to the City Council on August 19, 2019 and requested that the Specific Use Permit (SUP) be review and extended every six (6) months moving forward. The City Council ultimately approved the applicant's request by a vote of 6-0 (*with Councilman Trowbridge absent*). Mr. McKinney returned on February 18, 2020 by appointment; however, the City Council took no action on the request. Currently, *Ordinance No. 19-02* has expired and no valid Specific Use Permit (SUP) exists on the subject property. Staff should note that while there is no valid Specific Use Permit (SUP) ordinance, the applicant has been working with City staff and the City Council to work through the enrollment and development issues on the subject property.

PURPOSE

On February 7, 2023, the applicant -- *Brad Helmer* -- sent an email requesting an appointment with the City Council for the purpose of requesting an additional one (1) year extension to allow the existing three (3) *Temporary Educational Buildings* to remain on the subject property; however, since *Ordinance No. 19-02* had expired, staff advised the applicant that a new Specific Use Permit (SUP) would need to be requested. The applicant submitted a development application on February 17, 2023 making this request.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1408 S. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Damascus Road, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a cemetery, which is zoned Cemetery (CEM) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a *House of Worship (i.e. Our Lady of the Lake Catholic Church)* that is zoned Multi-Family 14 (MF-14) District. Beyond this is the Waterstone Estates Subdivision, which consists of 123 residential lots on 48.03-acres. This subdivision was established on November 30, 1994 and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is an apartment complex (*i.e. Pebblebrook Apartments*). This property is zoned Multi-Family 14 (MF-14) District and Planned Development District 39 (PD-39) for Multi-Family 15 (MF-15) District land uses. Beyond this is W. Yellow Jacket Lane, which is identified as a M4D (*i.e. minor arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 6.626-acre vacant tract of land, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District land uses. West of this property is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad (M. K. & T. Railroad)*. Beyond this is a shopping center (*i.e. Eastridge Shopping Center*), which is zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

CONTINUED ON NEXT PAGE ...

“(a)pplications of *Temporary Educational Buildings* will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:

- (1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*).
- (2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
- (3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.”

STAFF ANALYSIS

In this case, *Temporary Educational Buildings* have been in existence on the subject property since the original Conditional Use Permit (CUP) was adopted in 1999. This was before the screening requirements stated above were contained in the City’s codes; however, -- *as was stated previously* -- these buildings have virtually no visibility from or effect on any of the adjacent properties. Staff should also note that the applicant did plant additional trees with the addition of the Gymnasium and that this has further impaired visibility of these structures from public right-of-way. While the applicant’s letter does not include a phase out plan, the applicant does limit the request to a period of one (1) year. Based on this the applicant’s request does not appear to be unreasonable; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should note that in order to provide the City Council and the applicant flexibility, an operational condition allowing the applicant to request an additional one (1) year period from the City Council was incorporated into the proposed Specific Use Permit (SUP) ordinance. This will allow the applicant to request this directly from the City Council without having to go back through the zoning process.

NOTIFICATIONS

On February 21, 2023, staff mailed 39 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner’s Association (HOA), which is the only Homeowners’ Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) responses from one (1) property owner (*i.e. the applicant*) in favor of the request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) for three (3) *Temporary Education Buildings*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (A) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in Exhibit ‘B’ of the Specific Use Permit (SUP) ordinance.
 - (B) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
 - (C) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
 - (D) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.



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) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1408 S. Goliad St.

SUBDIVISION: Heritage Christian Academy Addition LOT: 1 BLOCK: A

GENERAL LOCATION: Hwy 205 & Damascus Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: MF 14 CURRENT USE: Education

PROPOSED ZONING: MF 14 PROPOSED USE: Education

ACREAGE: 6.64 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 checked="" type="checkbox"/> OWNER	<u>Brad Helmer</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Same</u>
CONTACT PERSON	<u>Brad Helmer</u>	CONTACT PERSON	
ADDRESS	<u>1408 S. Goliad St.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>214 789 1600</u>	PHONE	
E-MAIL	<u>bhelmer@hcarockwall.org</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

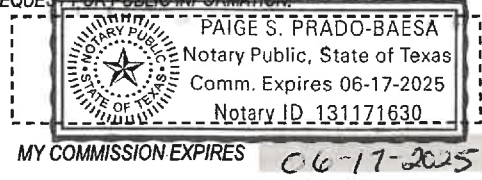
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Helmer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

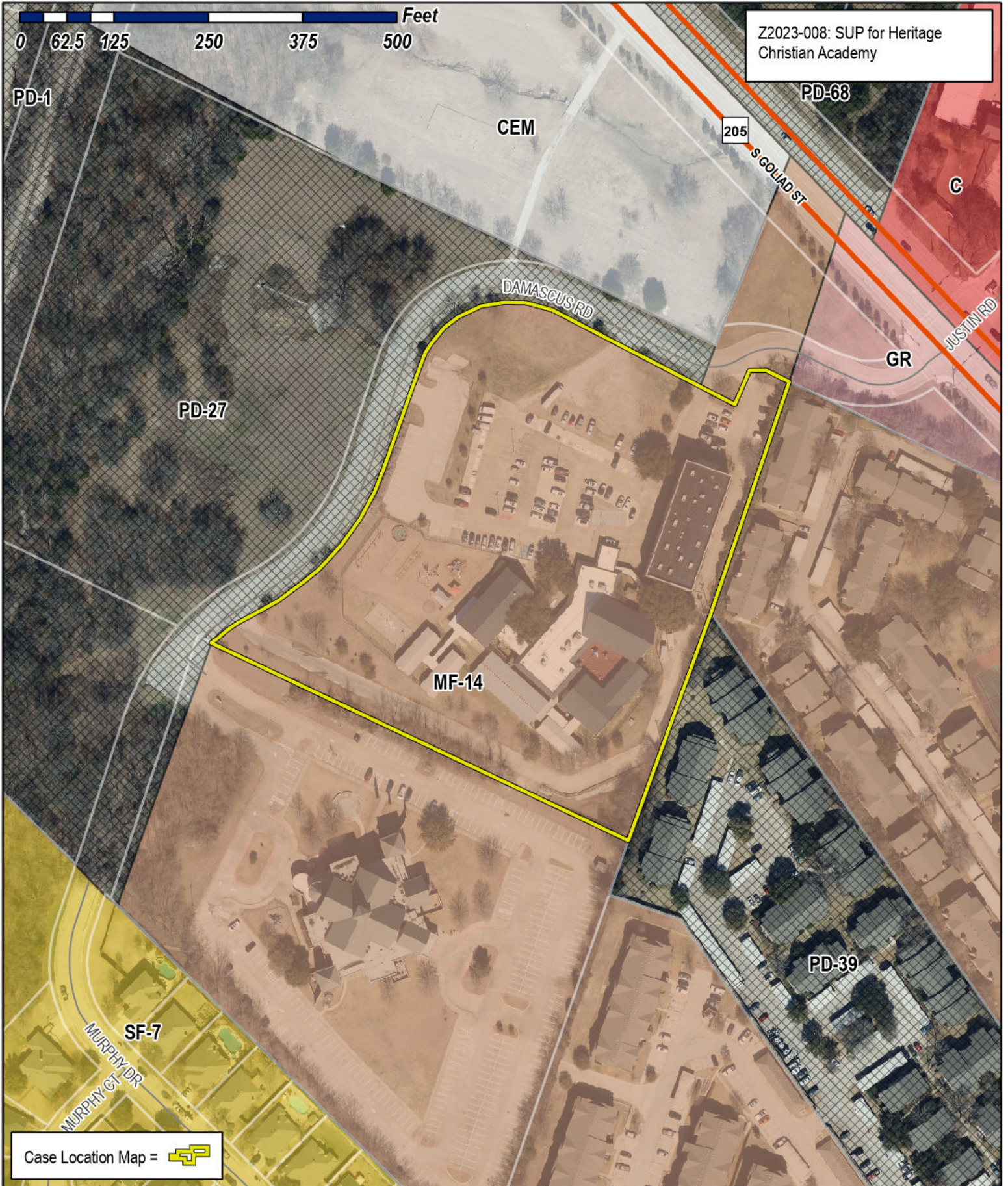
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 299.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8TH DAY OF FEBRUARY, 2023 BY SIGNING THIS APPLICATION, 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 8TH DAY OF FEBRUARY, 2023

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2023-008: SUP 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.

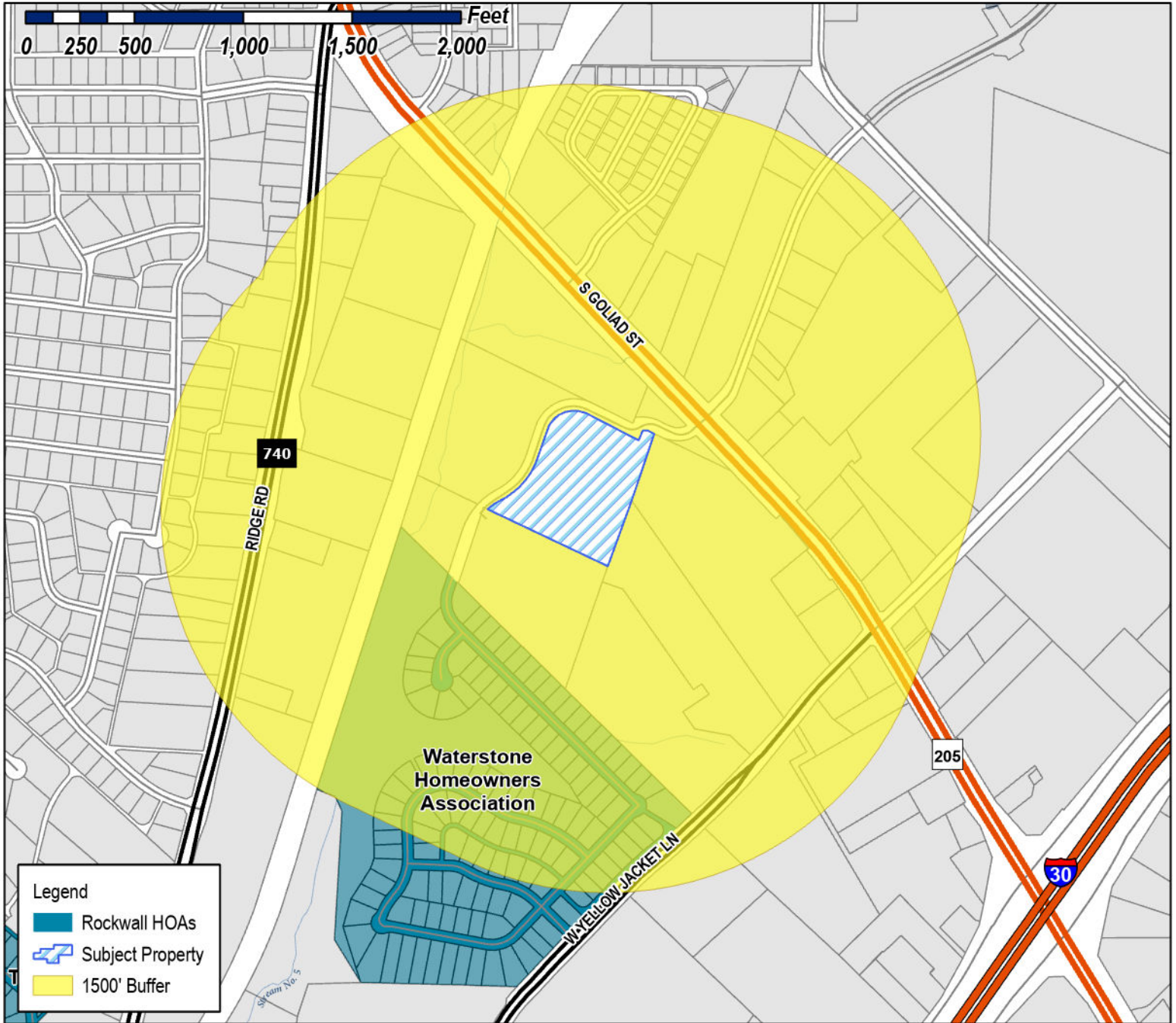




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-008]
Date: Friday, February 17, 2023 4:36:45 PM
Attachments: [HOA Map \(02.16.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

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

Z2023-008: SUP for HCA

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Thank you,



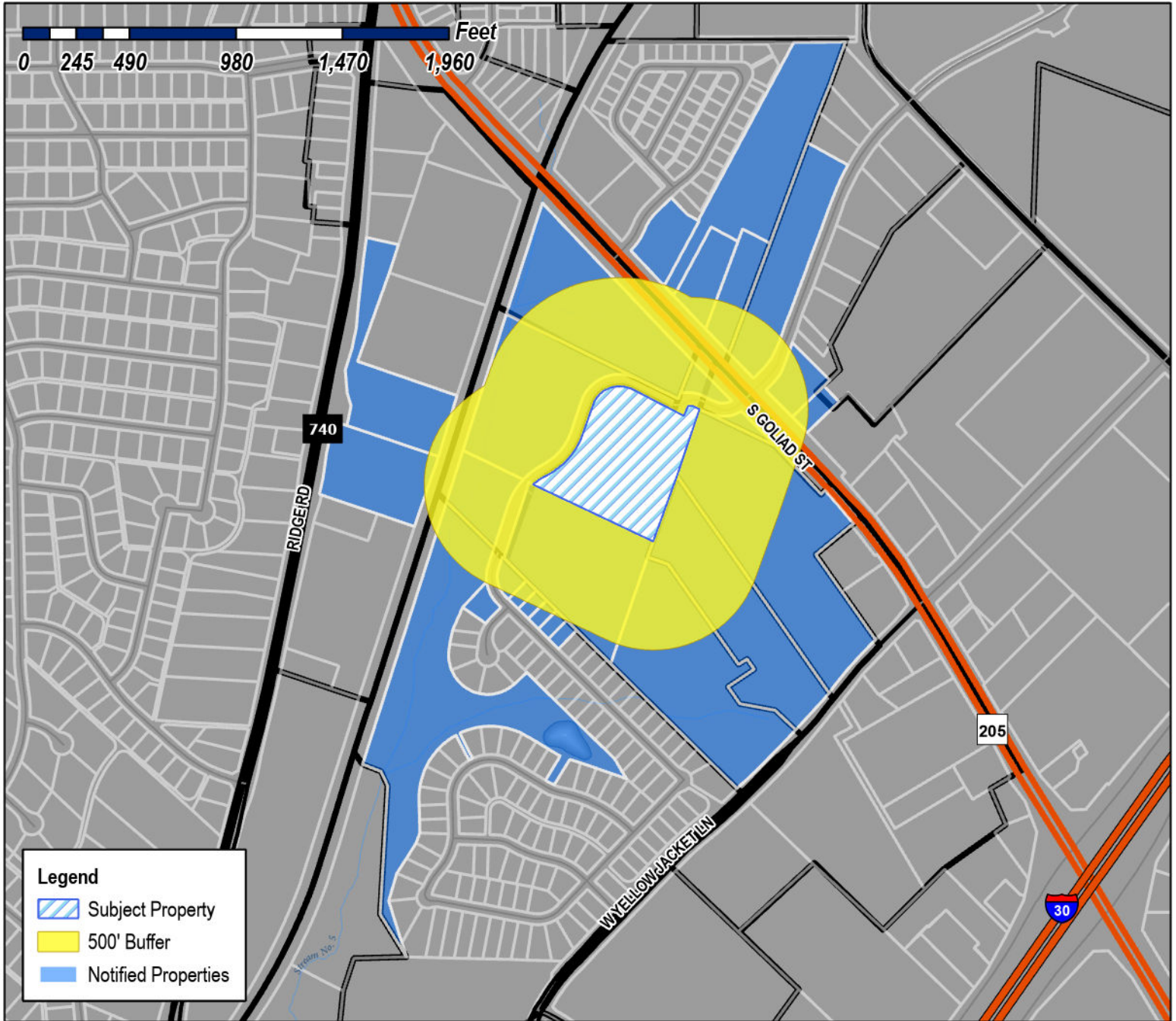
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
 For Questions on this Case Call (972) 771-7745



LOY CYNTHIA
1431 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30
#605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

GOODY SHARON LYNN AND SHARON KAY
BROCK
1419 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1415 MURPHY DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LPC/O LIFENET
COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS DEPT-PT-TX-
26644
PO BOX 25025
GLENDALE, CA 91201

BLOCK DAVID V II
188 MURPHY CT
ROCKWALL, TX 75087

NIX ROGER
1427 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1423 MURPHY DR
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

OCCUPANT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY
SUITE 800
DALLAS, TX 75234

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

WDOP SUB I LP C/O THE MILESTONE GROUP LLC
8333 DOUGLAS AVE
SUITE 1600
DALLAS, TX 75225

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1410 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC ATTN:
MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

CAMERON LAND HOLDINGS LLC
PO BOX 163521
AUSTIN, TX 78716

OCCUPANT
1300 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS RD
ROCKWALL, TX 75087

OCCUPANT
1405 MURPHY DR
ROCKWALL, TX 75087

OUR LADY OF THE LAKE CATHOLIC PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

KEVIN J FARRELL, DD BISHOP, ROMAN CATHOLIC
DIOCESE OF DALLAS
3725 BLACKBURN STREET
DALLAS, TX 75219

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1301 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY
SUITE 300
DALLAS, TX 75248

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit (SUP)* allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM -----

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

 I am in favor of the request for the reasons listed below. I am opposed to the request for the reasons listed below.

[Redacted area]

[Redacted area]

[Redacted area]

[Redacted area]

Name:

HERITAGE CHRISTIAN ACADEMY
 1408 S Goliad St
 Rockwall, TX 75087

Paige Baesa
Business Manager

Address:

Tex. Loc. Gov. Code Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

[Redacted area]

Name:

HERITAGE CHRISTIAN ACADEMY

1408 S Goliad St

Rockwall, TX 75087

Address:

Paige Baesa
Business Manager

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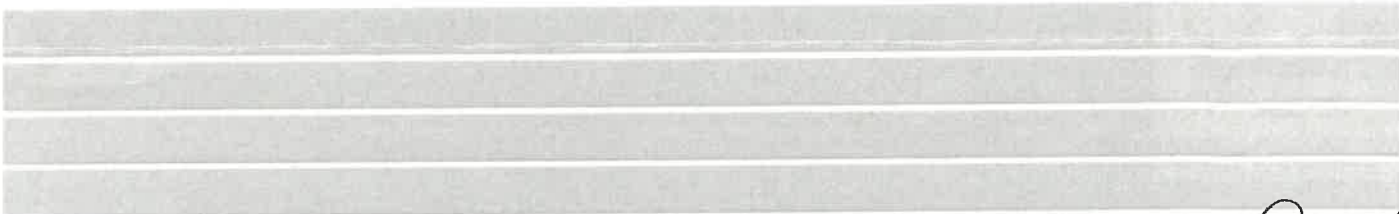
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.



Name:

Heritage Christian Academy

Faize Barsa

Address:

1408 S. Goliad St Rockwall, TX 75087

Business Manager

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Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

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I am opposed to the request for the reasons listed below.

[Redacted area]

Name:

HERITAGE CHRISTIAN ACADEMY

*Paige Bansa
Business Manager*

Address:

**1408 S Goliad St
Rockwall, TX 75087**

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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, 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 [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

In the interest of being a good neighbor and furthering the collaborative Christian relationship between our entities, OLCB does not oppose the continuing use of the existing temporary classrooms.

Name: *Tisa L. White*

Address: *3718 Huntcliff Dr, Rockwall TX 75087*
Speaking for Our Lady of the Lake church - 1305 Damascus Road, Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

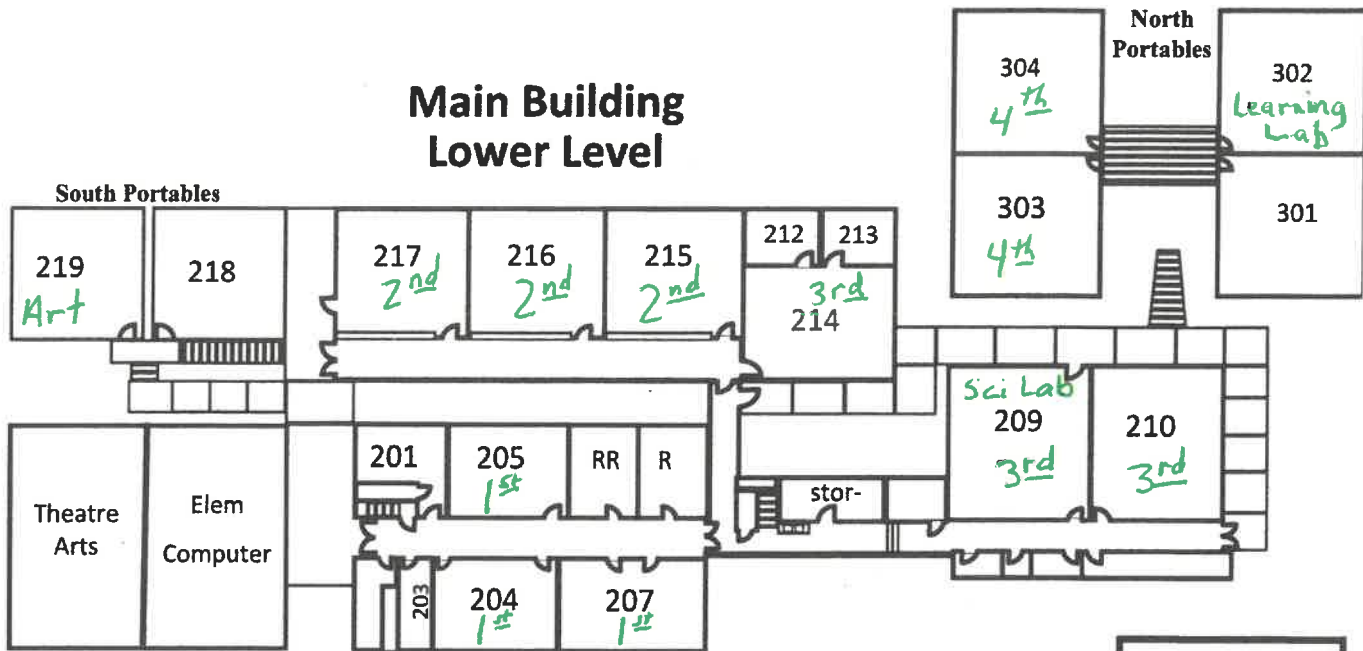
Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

Main Building Lower Level

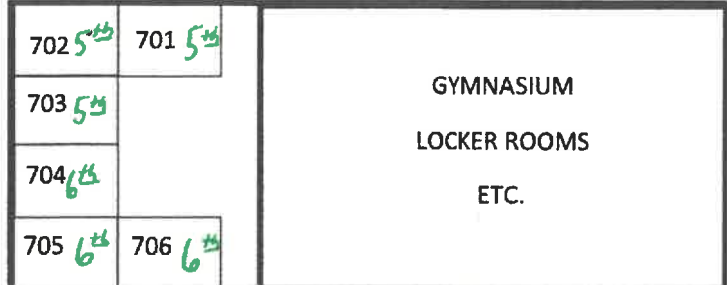
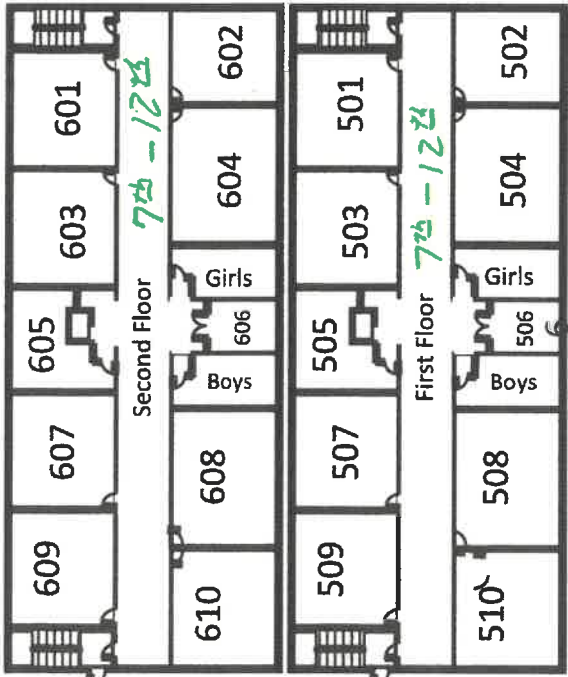


Heritage Christian Academy
 1408 S. Gollad St.
 Rockwall, Texas 75087
 (972) 772-3003

Taylor Building (Secondary)



Main Building



Elementary	22-23	23-24	23-24 @ Capacity
PreK 3	10	10	10
PreK 3		9	10
PreK 4	10	10	10
PreK 4	10	10	10
PreK 4	10	7	10
K	15	16	16
K	15	16	16
K	11	12	16
1	15	16	16
1	15	16	16
1	10	10	16
2	17	16	18
2		16	18
2		4	18
3	15	18	18
3	14	1	18
4	16	18	18
4	17	13	18
5	18	18	18
5	18	18	18
5		1	18
6	18	18	18
6	8	18	18
6		1	18
Total	262	292	380

	Secondary	22-23	23-24	23-24 If Max Of 3 Sections
7th	34	27	50-54	
8th	27	32	50-54	
9th	40	25	50-54	
10th	18	44	50-54	
11th	22	17	50-54	
12th	20	23	50-54	
Total	161	168	300-324	

CITY OF ROCKWALL

ORDINANCE NO. 19-02

SPECIFIC USE PERMIT NO. S-200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9, *Multi-Family 14 (MF-14) District*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall not have more than three (3) temporary educational buildings;
- 3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.
- 4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [Ordinance No. 04-38] will require compliance to the following:

- 1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [Ordinance No. 04-38], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.



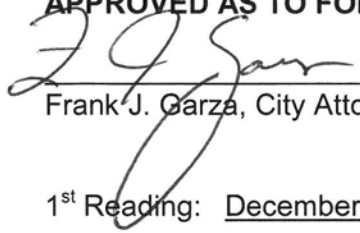
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: December 17, 2018

2nd Reading: January 7, 2019

**Exhibit 'A':
Plat**

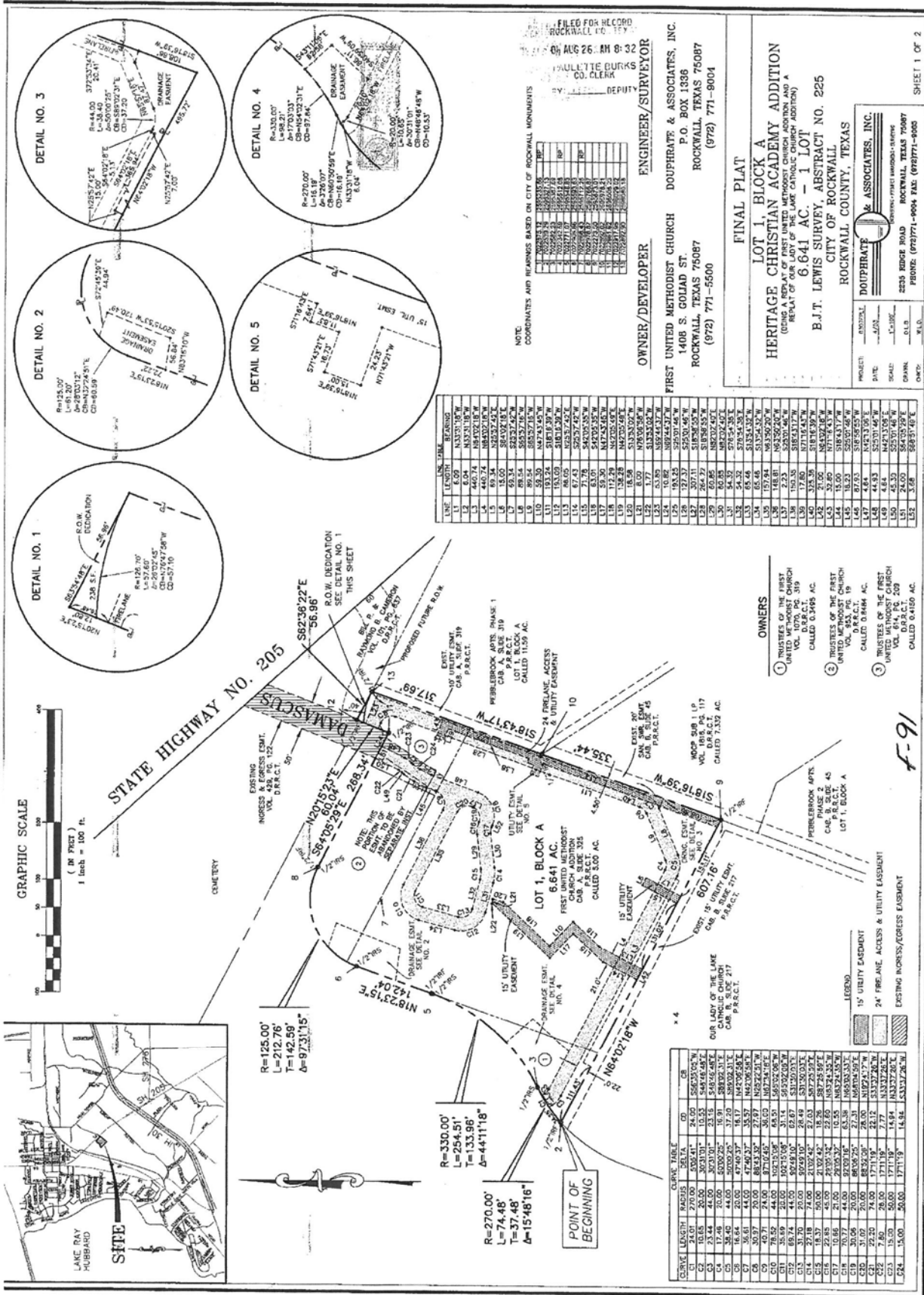


Exhibit 'B':
Site Plan



Exhibit 'C':
Applicant's Letter

December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
- Case Development
- Resource Mapping
- Logic Narrative
- Site maps, renderings and other marketing artifacts finalized

January, 2018 – December, 2018

- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
- Board Commitments
- Large Donor Request for Donation Meeting (Top 10%)

January, 2019 – December, 2019

- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

Exhibit 'C':
Applicant's Letter

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council


I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

**Exhibit 'D':
Phase-Out Schedule**

Temporary Classroom Buildings Phase-Out Schedule			
Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. <i>(See attached narrative)</i>
12/11/18	Submit plan to Corey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, landscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2023 and 6/1/2023 and dependent on approval from the City of Rockwall.		

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a *Specific Use Permit (SUP)* allowing *Existing Temporary Education Buildings* to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, addressed as 1408 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-02*; and

SECTION 2. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Existing Temporary Educational Buildings* to remain on the *Subject Property* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02]; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 03.12, *Multi-Family 14 (MF-14) District*; Subsection 04.01, *General Commercial District Standards*; and

Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Existing Temporary Educational Buildings* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
- 3) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
- 4) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Should *Subject Property* fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

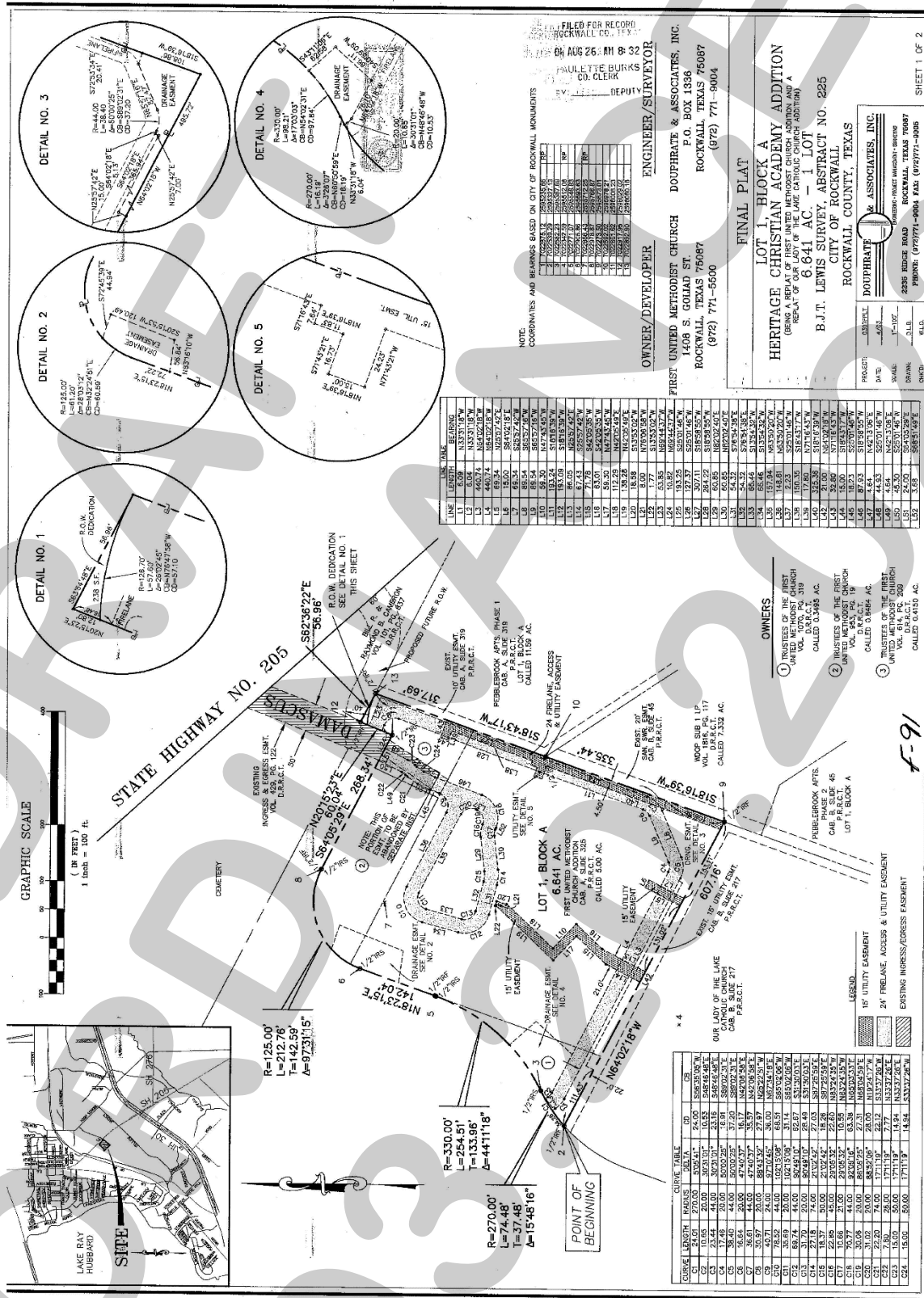
Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A': Legal Description

LEGAL DESCRIPTION: LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION



**Exhibit 'B':
Site Plan**



**Exhibit 'C':
Applicant's Letter**



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, February 23, 2023 8:42 AM
To: 'Brad Helmer'
Subject: Project Comments: Z2023-008
Attachments: Draft Ordinance (02.20.2023).pdf; Project Comments (02.23.2023).pdf

Mr. Helmer,

Attached are the project comments, engineering markups, and draft ordinance for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023

Planning and Zoning Commission Meeting: March 14, 2023

City Council [First Reading]: March 20, 2023

City Council [Second Reading]: April 3, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

NOTES:

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.



April 10, 2023

TO: Brad Helmer
Heritage Christian Academy
1408 S. Goliad Street
Rockwall, Texas 75087

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

SUBJECT: Z2023-008; *Specific Use Permit (SUP) for Temporary Educational Buildings for Heritage Christian Academy (HCA)*

Mr. Helmer:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (A) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (B) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
 - (C) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
 - (D) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.

City Council

On March 20, 2023, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

The City Council approved a motion to approve the Specific Use Permit by a vote of 6-0, with Council Member Johannesen absent.

Included with this letter is a copy of *Ordinance No. 23-15*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 23-15

SPECIFIC USE PERMIT NO. S-297

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a *Specific Use Permit (SUP)* allowing *Existing Temporary Education Buildings* to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, addressed as 1408 S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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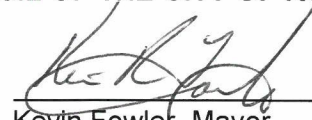
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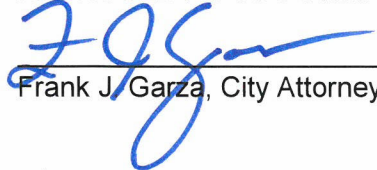
Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION: LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION

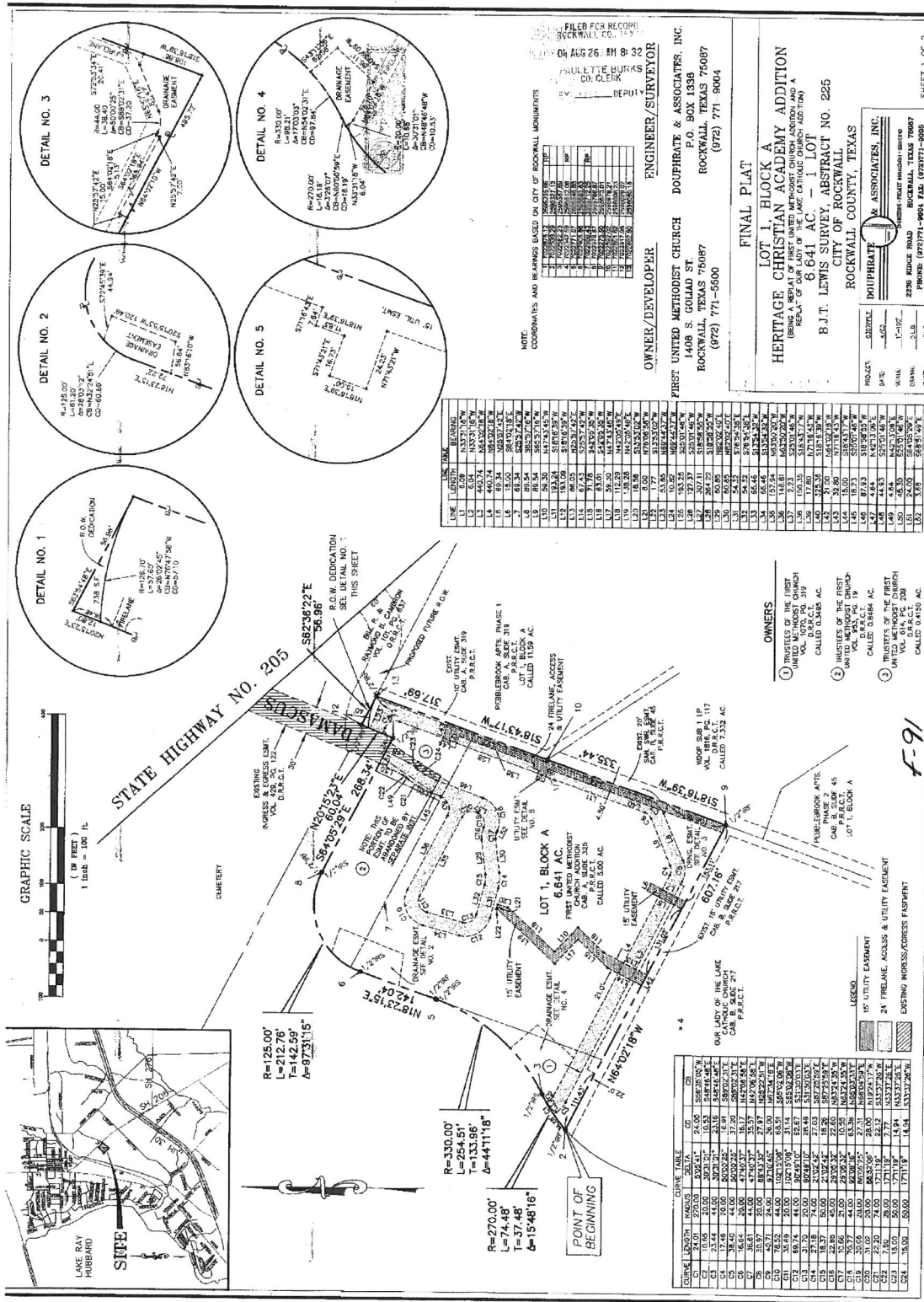


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Site Plan

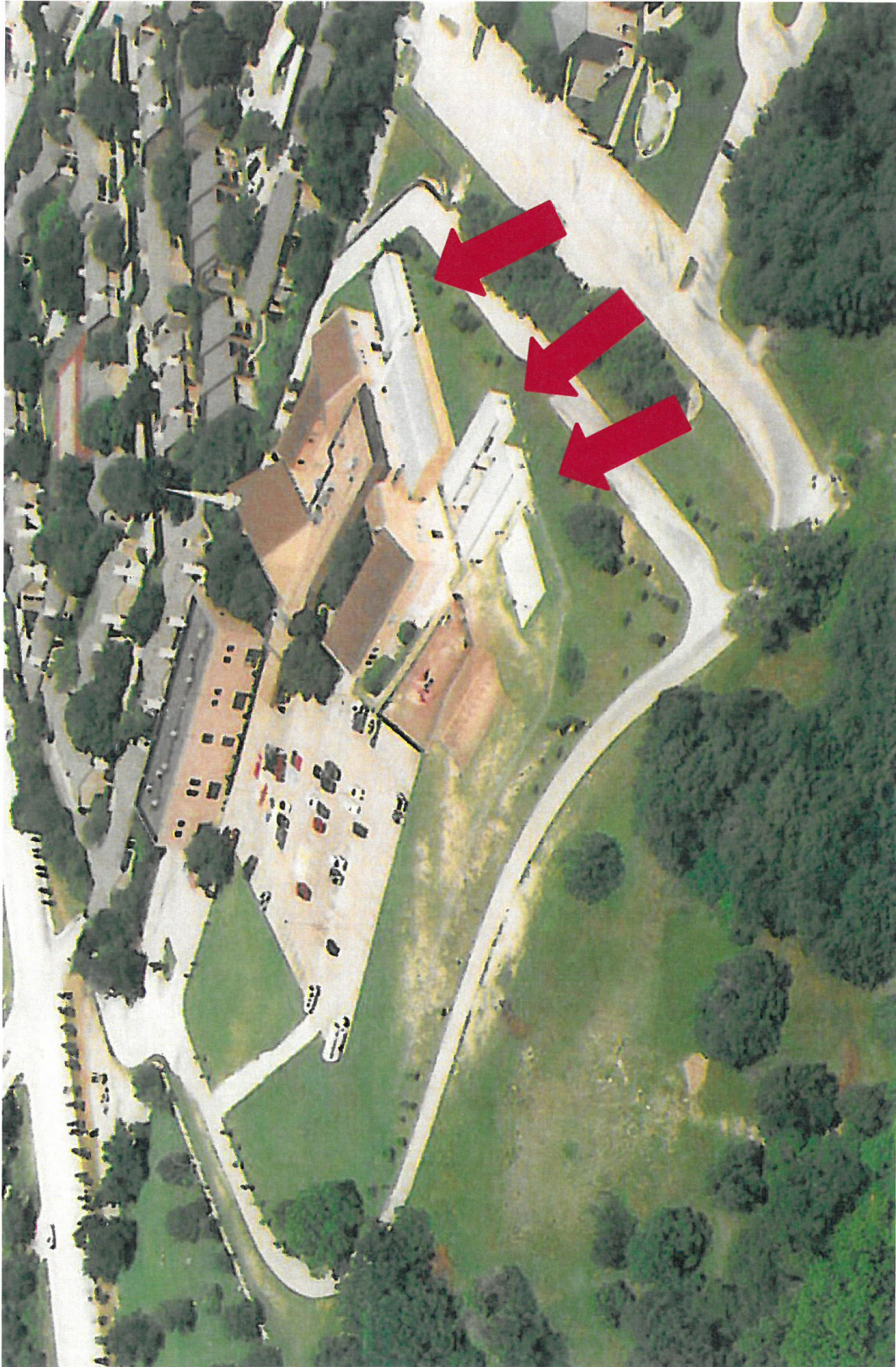


Exhibit 'C':
Applicant's Letter



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

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