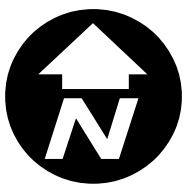


# City of Rockwall

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

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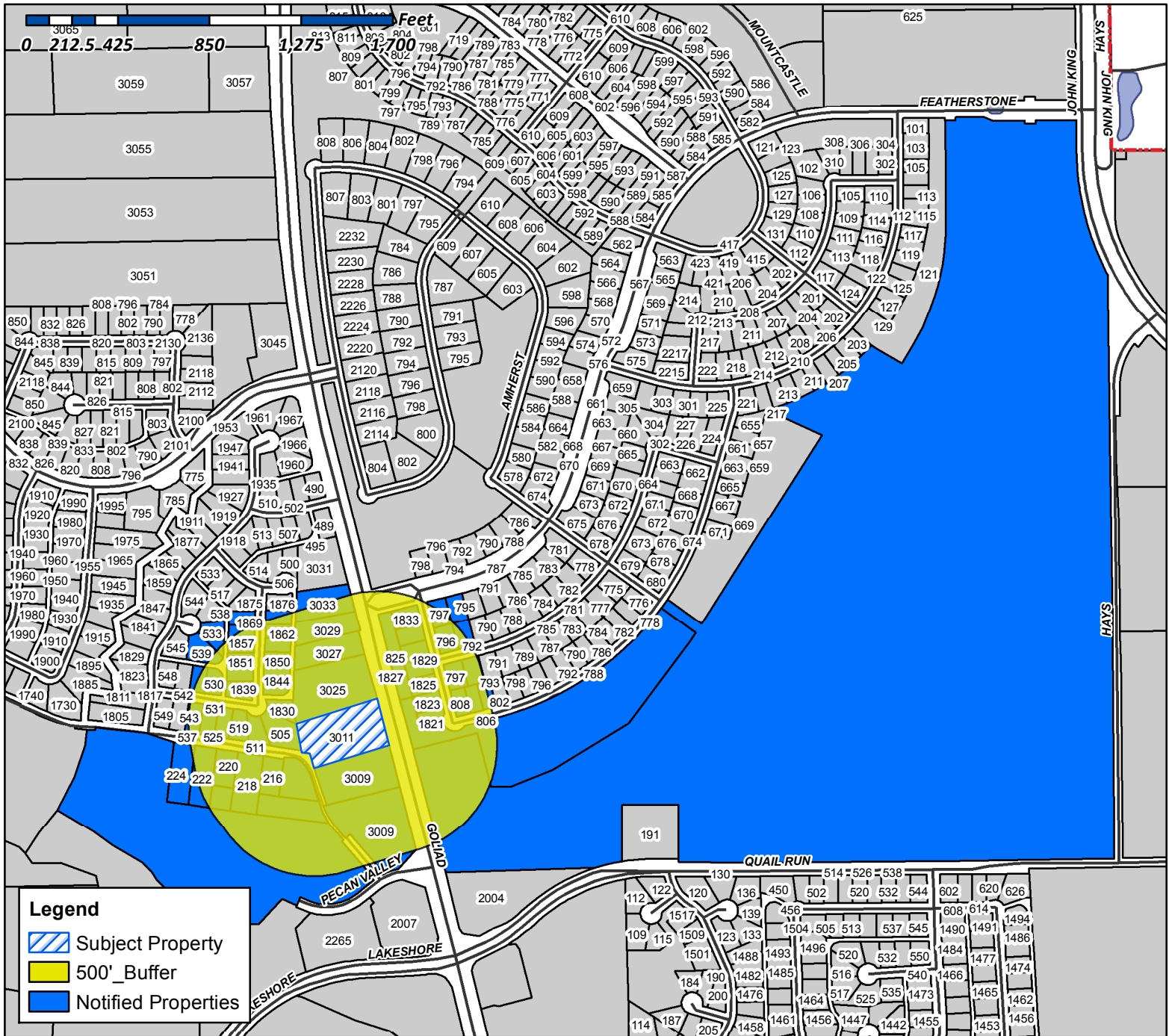




# City of Rockwall

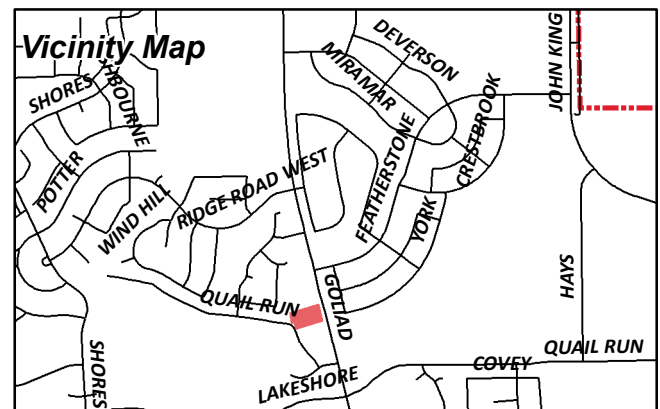
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2015-021  
**Case Name:** Children's Lighthouse  
**Case Type:** Specific Use Permit  
**Zoning:** AG  
**Case Address:** 3011 N. Goliad

**Date Created:** 06/17/2015  
**For Questions on this Case Call (972) 771-7745**





# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2015-021: Children's Lighthouse Addition**

*Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], 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, 7/14/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/20/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales**  
**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](mailto: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 **7/20/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

**Robert LaCroix, AICP**  
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

**Case No. Z2015-021: Children's Lighthouse Addition**

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

DEWOODY GEORGE ET UX  
114 MAPLERIDGE DR  
ROCKWALL, TX 75032

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

CHILTON ROBERT B  
1440 OAKLAWN DR  
CORISCANA, TX 75110

CURRENT RESIDENT  
1821 HAINSWORTH DR SUITE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1823 HAINSWORTH DR SUITE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1826 HAINSWORTH DR  
ROCKWALL, TX 75087

COMPTON BRADFORD D AND REBECCA  
1827 HAINSWORTH DR  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1831 HAINSWORTH DR STE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1833 HAINSWORTH DR STE 710  
ROCKWALL, TX 75087

HORNER STEPHEN R & DARLA SMITH  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

EUBANKS TERELL N  
1856 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H  
1862 OAK BEND DR  
ROCKWALL, TX 75087

GARCIA RACHELLE N  
1863 OAK BEND DR  
ROCKWALL, TX 75087

BURGIN BRADLEY J & LORI E  
1868 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1869 OAK BEND DR SUITE 350  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

KHATER CHARLES J  
23 PRINGLE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3011 N GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3029 N GOLIAD ST  
ROCKWALL, TX 75087

STORCK CORDIA  
3031 N GOLIAD  
ROCKWALL, TX 75087

GREER PATRICIA L  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3033 N GOLIAD ST  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

WALN IRMA SUE  
539 TALL OAKS PL  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N ST HWY 161 #150  
IRVING, TX 75038

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
7047 E GREENWAY PARKWAY SUITE 350  
SCOTTSDALE, AZ 85254

CURRENT RESIDENT  
794 HANOVER DR STE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
795 FEATHERSTONE DR  
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
796 HANOVER DR STE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
797 FEATHERSTONE DR SUITE 710  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 YORK DR SUITE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
806 YORK DR SUITE 710  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 YORK DR SUITE 710  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER SUITE 710  
DALLAS, TX 75225

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

STONE CREEK PHASE IV 60S POD LTD  
8214 WESTCHESTER DRIVE SUITE 710  
DALLAS, TX 75225

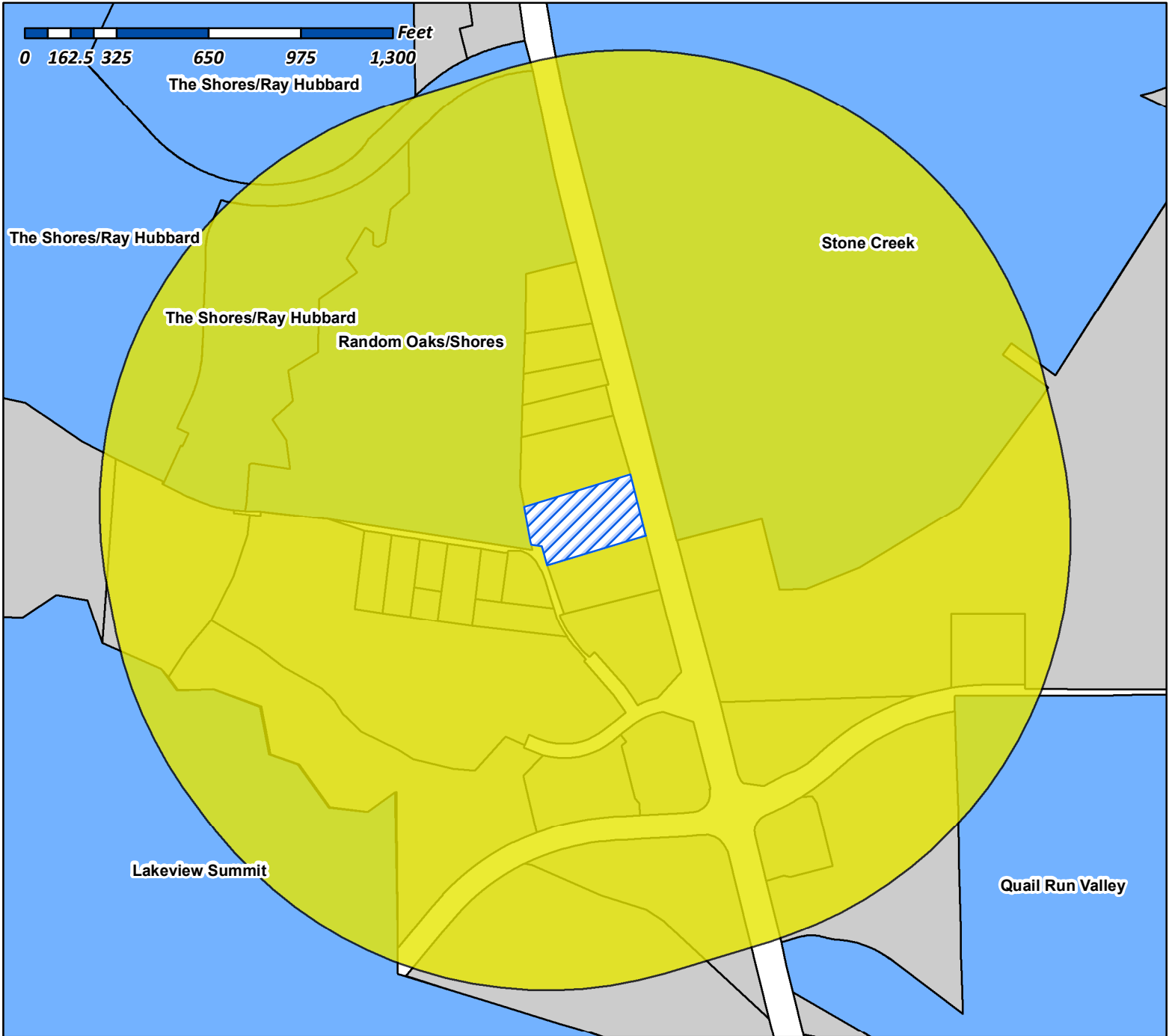
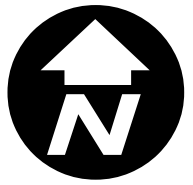
CURRENT RESIDENT  
825 GOLIAD ST STE 710  
ROCKWALL, TX 75087



# City of Rockwall

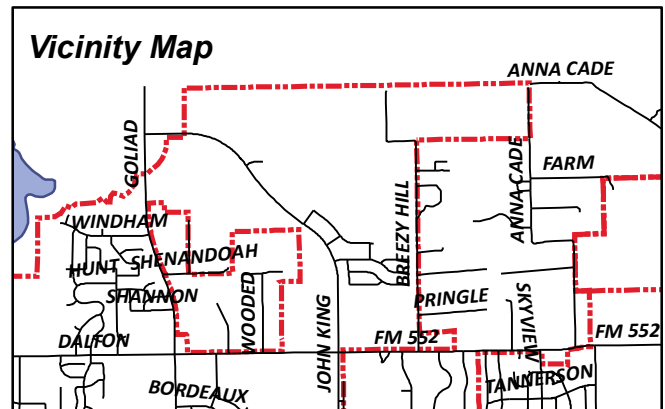
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2015-021  
**Case Name:** Children's Lighthouse  
**Case Type:** Specific Use Permit  
**Zoning:** AG  
**Case Address:** 3011 N. Goliad

**Date Created:** 06/17/2015  
 For Questions on this Case Call (972) 771-7745



**Miller, Ryan**

---

**From:** Morales, Laura  
**Sent:** Monday, June 22, 2015 1:47 PM  
**To:** [REDACTED]  
**Subject:** Neighborhood Notification Program: Notice of Zoning Request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner on June 26<sup>th</sup>, 2015. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <http://www.rockwall.com/planning/planningDevCases.asp>.

*Z2015-021 -Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary*

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

Sincerely,

Planning Staff

**City of Rockwall**  
Planning & Zoning Department  
972.771.7745  
[planning@rockwall.com](mailto:planning@rockwall.com)



# **Dallas Design Build**

6916 Echo Canyon  
McKinney, Tx 75070  
972-877-6630  
Fax: 877-750-4887  
E-Mail: sam@dallasdb.com

Friday, June 12, 2015

Robert La Croix  
City of Rockwall  
Planning Department

Re: 3011 North Goliad

Dear Robert,

Please find the attached submittal for a requested SUP for the above tract. We are requesting modifying the existing Agricultural to include a Day School use. Please note that we be asking to join this un-platted lot with the existing Lot 1, Block 1, Children's Lighthouse Addition to the south. The ownership will be common. Please note that we are developing an accurate Metes and Bounds description and will forward as soon as it is ready.

Thank you.

Sam Ellis



## FIELD NOTE DESCRIPTION

BEING a 1.940 acres tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being all of Lot One of De Woody Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 387 of the Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

Beginning at a point for corner in the west right of way line of State Highway No. 205 (North Goliad Street) a 100 feet wide right of way from which a ½ inch iron rod found bears, NORTH 42°24'55" EAST a distance of 0.35 feet;

THENCE along the west line of said State Highway No. 205 (North Goliad Street), SOUTH 13°15'00" East a distance of 223.20 feet to a point for corner from which a 5/8 inch iron rod found bears SOUTH 89°15'07" EAST a distance of 1.65 feet and being in the north line of Lot 1, Block D of North Lakeshore Valley an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 247 (PRRCT);

THENCE along the common line of said Lot One and Lot 1, Block D, SOUTH 73°33'02" West a distance of 356.45 feet to a point for corner from which a ½ inch iron rod bears SOUTH 42°24'55" WEST a distance of 0.35 feet and being in the east right of way line of Quail Run Road a variable width right of way;

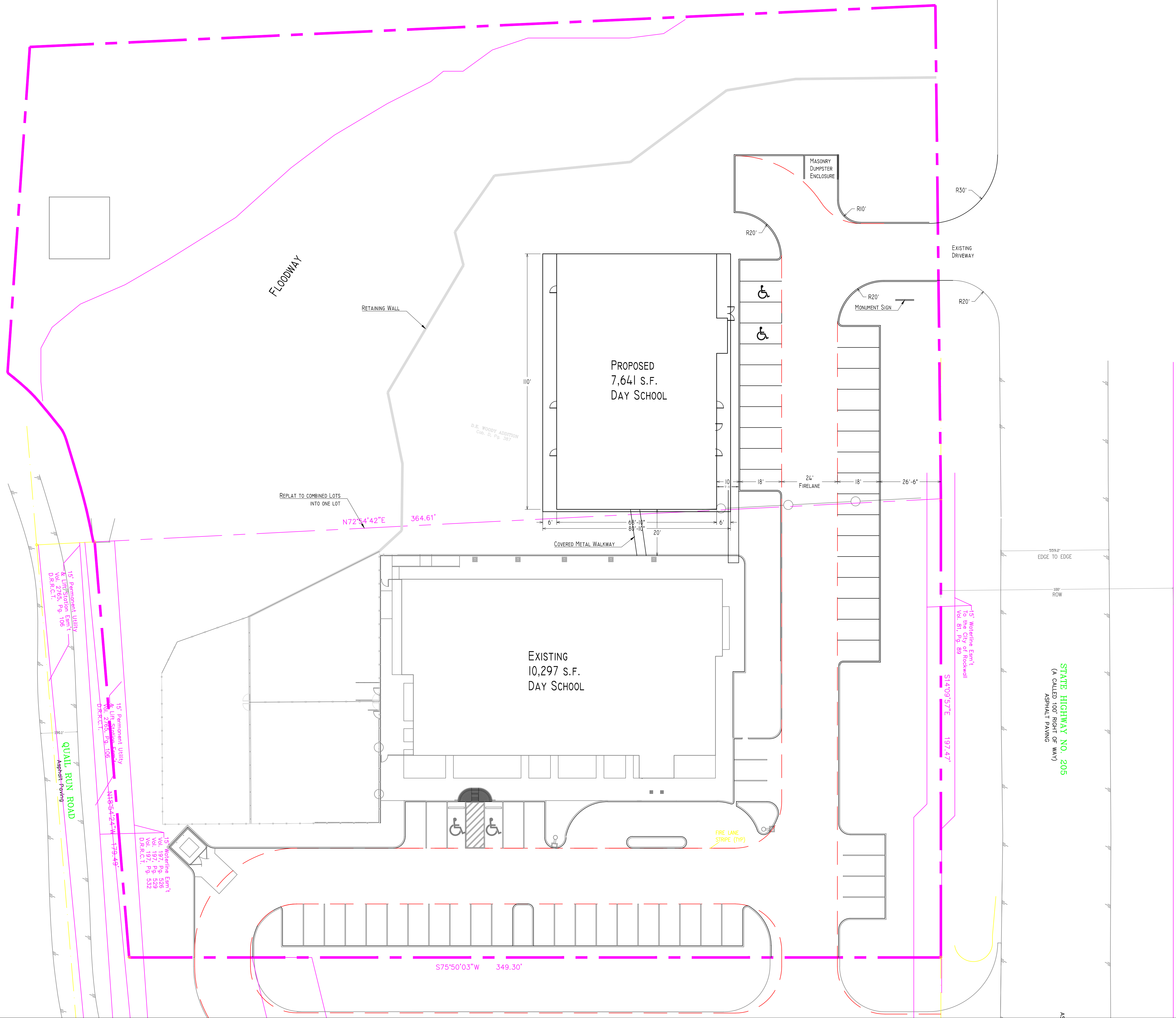
THENCE along the east line of said Quail Run Road, NORTH 16°30'14" WEST a distance of 72.55 feet to a point from which a 5/8 inch iron rod found bears NORTH 66°36'45" WEST a distance of 3.28 feet and being in the north line of said Quail Run Road;

THENCE along the north line of said Quail Run Road, NORTH 80°05'54" WEST a distance of 37.23 feet to a 5/8 inch iron rod set for corner;

THENCE along the west line of said Lot One, NORTH 09°30'06" WEST a distance of 134.76 feet to a point for corner from which a ½ inch iron rod found bears SOUTH 76°22'22" WEST a distance of 7.69 feet and another ½ inch iron rod found bears NORTH 77°57'23" EAST a distance of 8.33 feet;

THENCE along the north line of said Lot One, NORTH 73°33'00" EAST a distance of 386.04 feet to the POINT OF BEGINNING;

CONTAINING 1.940 acres or 84,484.79 square feet of land more or less all according to that certain survey prepared by A. J. Bedford Group Inc.



NOTE:  
 1. LOTS TO BE RE-PLATED AS ONE LOT  
 2. STORM WATER DETENTION REQUIRED

General Notes



Vicinity Map

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No.	Revision/Issue	Date

**Dallas Design Build**  
 6816 Echo Canyon  
 McKinney, Texas 75070  
 972-877-6630  
 eam@dallasdb.com

**Project**  
 LOT 1, BLOCK 1  
 CHILDREN'S LIGHTHOUSE  
 ADDITION  
 ROCKWALL, TX

**Description**  
 CONCEPT PLAN

<b>Date</b> 6/9/15	SP-1
<b>Drawn By</b> ale	
<b>Scale</b> 1"=20'	



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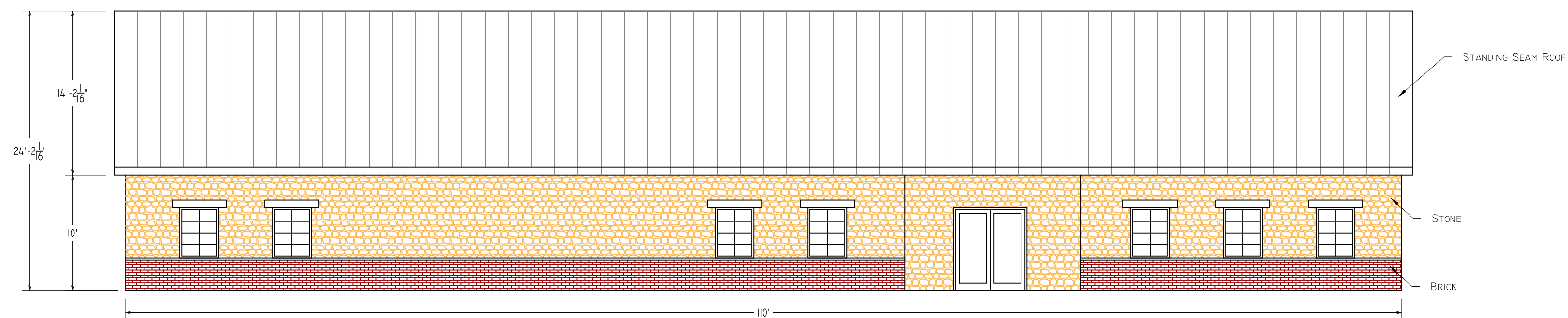
No.	Revision/Issue	Date

**Dallas Design Build**  
 6816 Echo Canyon  
 McKinney, Texas 75070  
 972-877-6600  
 eam@dallasdb.com

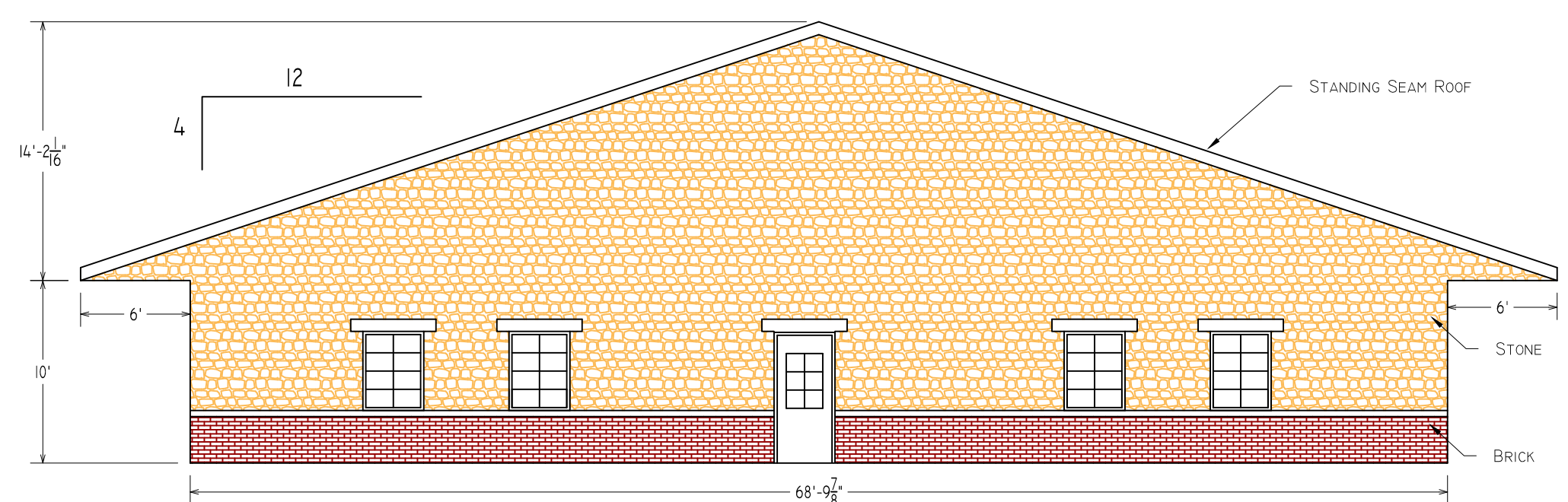
**Project**  
 LOT 1, BLOCK 1  
 CHILDREN'S LIGHTHOUSE  
 ADDITION  
 ROCKWALL, TX

**Description**  
 ELEVATION

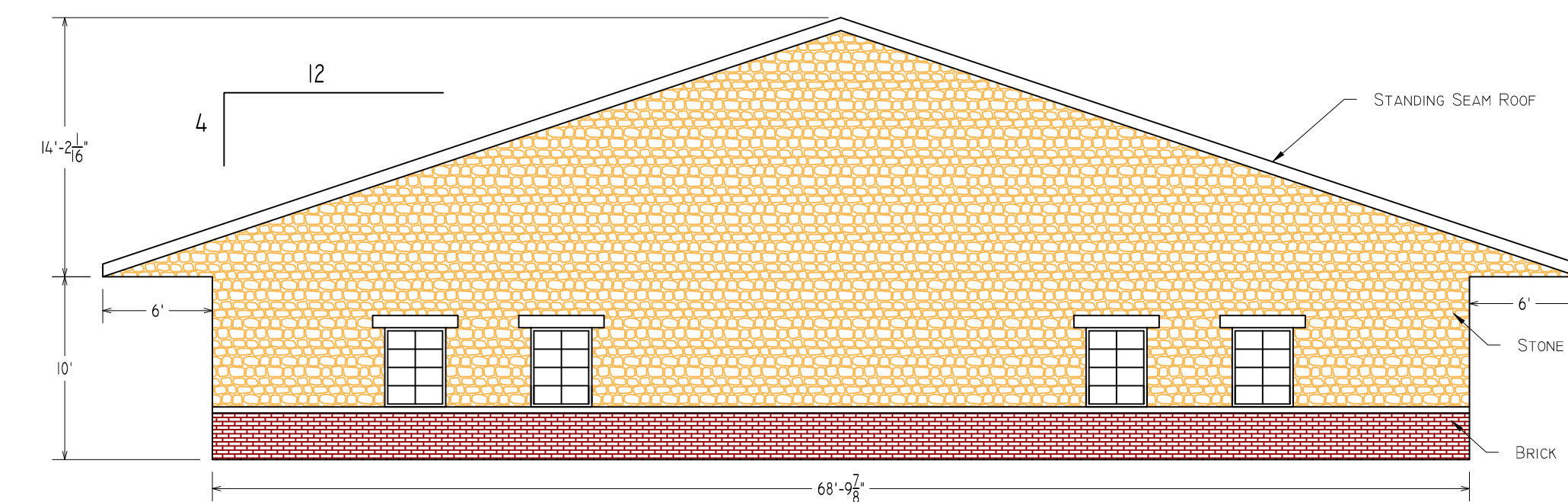
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<b>Drawn By</b> sle	
<b>Scale</b> 1/8" = 1'	



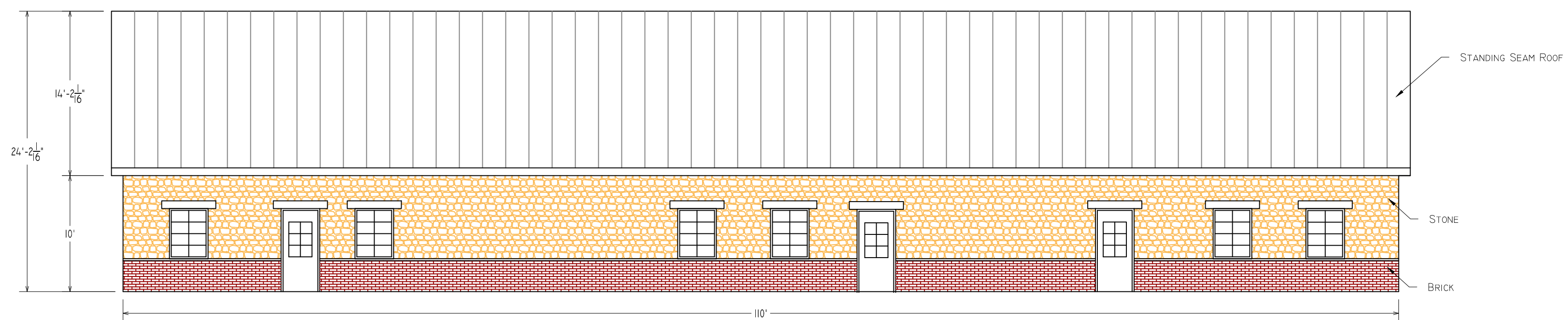
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION