



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

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

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

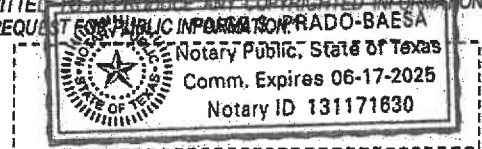
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. 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 OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

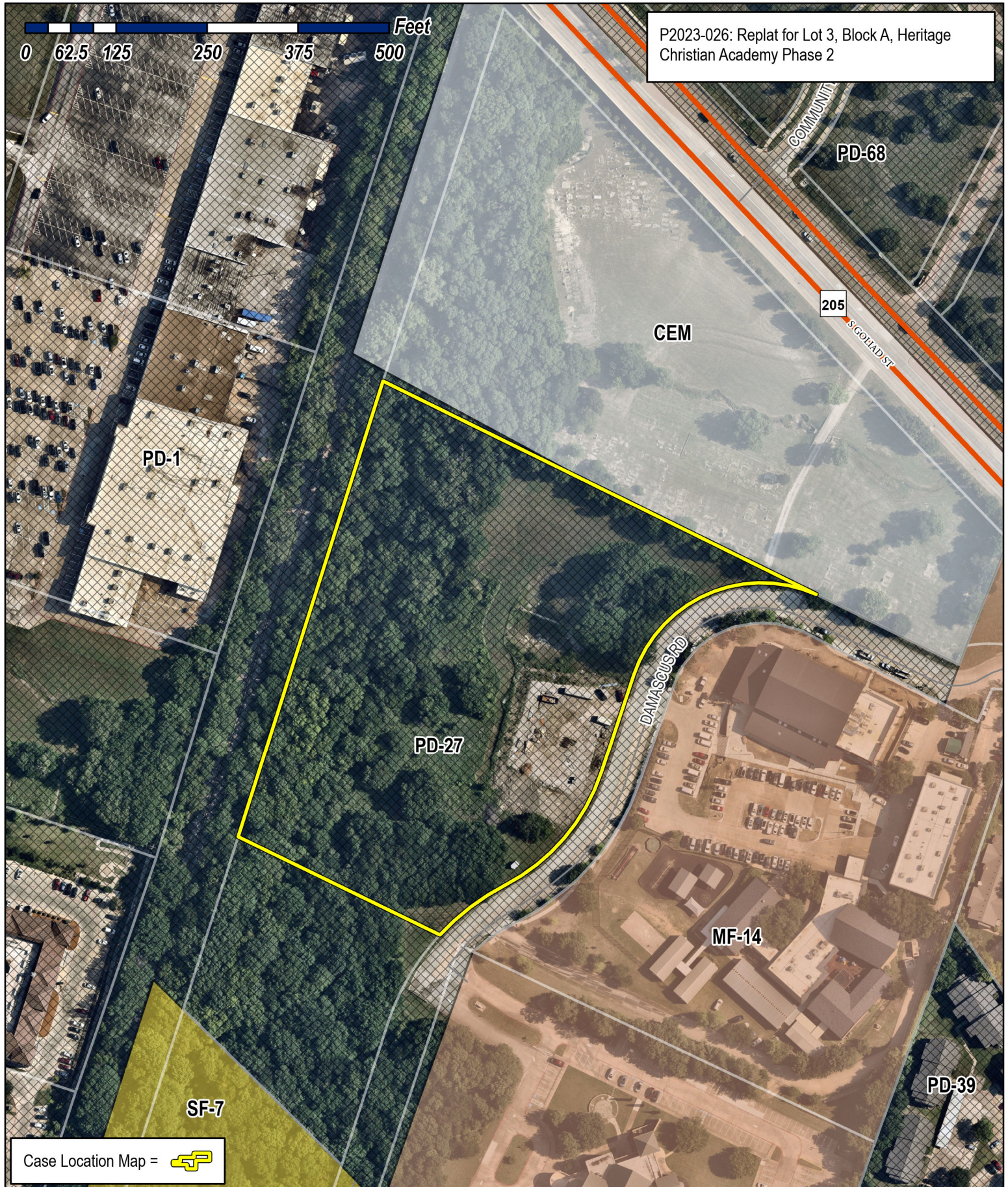
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF AUGUST, 2023.

OWNER'S SIGNATURE [Signature]

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




MY COMMISSION EXPIRES 06-17-2025



P2023-026: Replat for Lot 3, Block A, Heritage Christian Academy Phase 2

0 62.5 125 250 375 500 Feet

Case Location Map = 

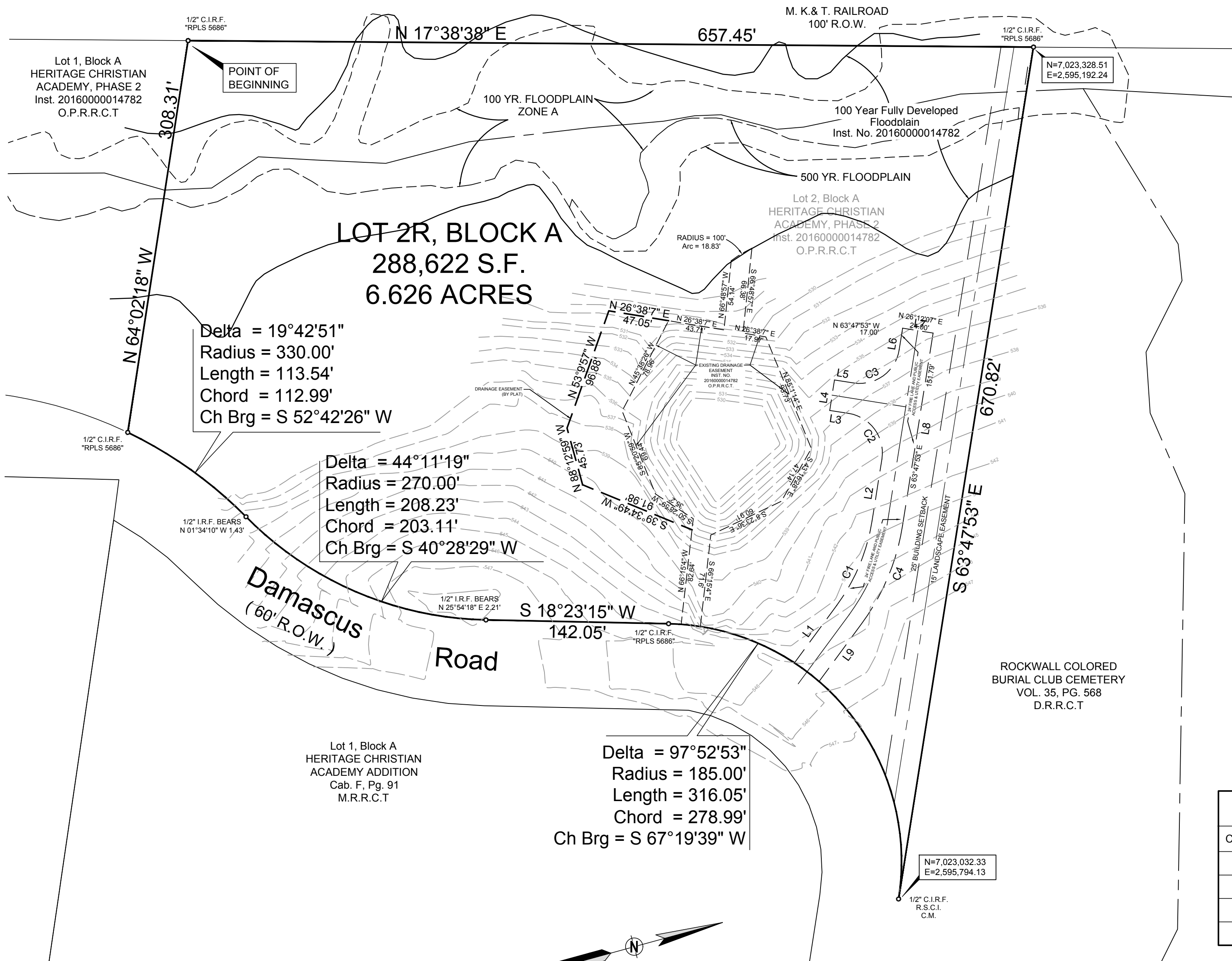


# City of Rockwall

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.

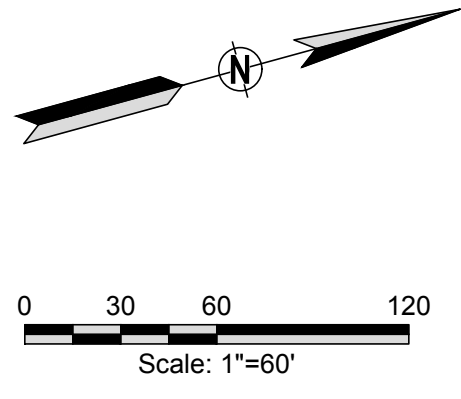




**LOCATION MAP**  
SCALE: NTS

Parcel Line Table		
Line #	Length	Direction
L1	55.36	N36° 23' 52"W
L2	48.79	S63° 47' 53"E
L3	15.00	S26° 12' 07"W
L4	24.00	S63° 47' 53"E
L5	15.00	S26° 12' 07"W
L6	17.00	S63° 47' 53"E
L7	24.00	N26° 12' 07"E
L8	151.79	S63° 47' 53"E
L9	55.64	N36° 23' 52"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	71.97	150.50	27°24'01"	N50° 05' 52"W	71.29
C2	48.69	31.00	90°00'00"	S71° 12' 07"W	43.84
C3	48.69	31.00	90°00'00"	N18° 47' 53"W	43.84
C4	83.45	174.50	27°24'01"	N50° 05' 52"W	82.66



**Notes:**

1. According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be "areas determined to be outside of the 0.2% annual chance floodplain" and in Shaded Zone A, described by said map to be, Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual flood: no base flood elevations determined.
2. The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAFW CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabled F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being South 64 deg.02 min.18 sec. East.
4. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy an availability for water for personal use and fire protection within such plan, as required under Ordinance 83.54.
5. The property Owner shall maintain, repair, and replace all detention systems.

<p><b>OWNER:</b> HERITAGE CHRISTIAN ACADEMY 1408 S. GOLIAD STREET ROCKWALL, TEXAS 75087</p>	<p><b>ENGINEER:</b> GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBPE FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.</p>	<p><b>SURVEYOR:</b> CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 10193888 (817) 354-1445 CONTACT: LARRY TURMAN</p>
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FINAL PLAT

**HERITAGE CHRISTIAN ACADEMY  
PHASE 2  
LOT 2R, BLOCK A**

BEING A REPLAT OF  
HERITAGE CHRISTIAN ACADEMY, PHASE 2  
LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

6.626 ACRES

08-14-23      Case No. PXX      Sheet 1 of 2

