

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

Filing Fee 100.00 + 2.00/acre

APPLICATION FOR ZONING CHANGE

Case No. 86-44-Z/SP/PP Filing Fee \$102.00 Date 5-23-86  
Applicant JIM PANNELL Phone 722-1111  
Mailing Address 1407 S. ALAMO, ROCKWALL TX. 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

ON PRELIMINARY PLAT

I hereby request that the above described property be changed from its present zoning which is

"Ag" Agricultural District Classification  
to "PD" for Restaurant/Private Club District Classification  
for the following reasons: (attach separate sheet if necessary)

There ~~is~~ (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner ☒ Tenant ☐ Prospective Purchaser ☐

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Jim Pannell

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant  
(Mark out one)

SITE PLAN APPLICATION

Date: 5-23-86

NAME OF PROPOSED DEVELOPMENT PANNELL SUBDIVISION

NAME OF PROPERTY OWNER/DEVELOPER JIM & CRYSTAL PANNELL

ADDRESS 1407 S. ALAMO, ROCKWALL, TX PHONE 722-0042

NAME OF LAND PLANNER/ENGINEER McCORMACK ASSOCIATES ARCHITECTS

ADDRESS 750 F-30, SUITE 100 PHONE 722-0412

TOTAL ACREAGE 2.00 AC. CURRENT ZONING AG.

NUMBER OF LOTS/UNITS 1

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>L</u>	<u>      </u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>L</u>	<u>      </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>L</u>	<u>      </u>	3. Design and location of ingress and egress
<u>L</u>	<u>      </u>	4. Off-street parking and loading facilities
<u>L</u>	<u>      </u>	5. Height of all structures
<u>L</u>	<u>      </u>	6. Proposed Uses
<u>L</u>	<u>      </u>	7. Location and types of all signs, including lighting and heights
<u>L</u>	<u>      </u>	8. Elevation drawings citing proposed exterior finish materials



Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

✓

9. Street names on proposed streets

\_\_\_\_\_

\_\_\_\_\_

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

# SITE PLAN REVIEW

Date Submitted \_\_\_\_\_

Scheduled for P&Z \_\_\_\_\_

Scheduled for Council \_\_\_\_\_

Applicant/Owner Gain + Crystal Pannell

Name of Proposed Development Pannell Subdivision

Location RM-549

Total Acreage 2 acres Number Lots/Units 1

Current Zoning Ag

Special Restrictions \_\_\_\_\_

Surrounding Zoning Ag

Yes No N/A

## Planning

1. Is the site zoned properly? app has been made for C ✓ \_\_\_\_\_ \_\_\_\_\_
2. Does the use conform to the Land Use Plan? is zoned ✓ \_\_\_\_\_ \_\_\_\_\_
3. Is this project in compliance with the provisions of a Concept Plan? \_\_\_\_\_ \_\_\_\_\_ ✓
4. Is the property platted? \_\_\_\_\_ ✓ \_\_\_\_\_
5. If not, is this site plan serving as a preliminary plat? ✓ \_\_\_\_\_ \_\_\_\_\_
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance
  - a. Lot size ✓ \_\_\_\_\_ \_\_\_\_\_
  - b. Building line ✓ \_\_\_\_\_ \_\_\_\_\_
  - c. Buffering \_\_\_\_\_ \_\_\_\_\_ ✓
  - d. Landscaping needs to add 5-10 feet of \_\_\_\_\_ \_\_\_\_\_
  - e. Parking 57 in concrete add landscaping to parking lot \_\_\_\_\_ \_\_\_\_\_
  - f. Lighting 46 in gravel is the background to be it - ✓ \_\_\_\_\_
  - g. Building height near or side entrance? ✓ \_\_\_\_\_
  - h. Building Materials will need a waiver in PD. \_\_\_\_\_ ✓ \_\_\_\_\_

need to add 20804 for street

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<u>✓</u>	<u>      </u>	<u>      </u>
8. Is there adequate access and circulation? <i>the 10' drive is too narrow side walk to</i>	<u>      </u>	<u>      </u>	<u>      </u>
9. Are street names acceptable?	<u>      </u>	<u>      </u>	<u>✓</u>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<u>      </u>	<u>✓</u>	<u>      </u>
11. Does the plan conform to the Master Park Plan?	<u>      </u>	<u>      </u>	<u>✓</u>

Comments:

*drive entrances are not 200' apart - only 104' + 10'*

Building Codes

1. Do buildings meet setback requirements? <i>is there a fire wall on side</i>	<u>✓</u>	<u>      </u>	<u>      </u>
2. Do buildings meet fire codes? <i>have one side part of 106' - fire wall?</i>	<u>      </u>	<u>      </u>	<u>      </u>
3. Do signs conform to Sign Ordinance?	<u>      </u>	<u>✓</u>	<u>      </u>

Comments:

Engineering

1. Does plan conform to Thoroughfare Plan? <i>needs to show 20' ded.</i>	<u>      </u>	<u>✓</u>	<u>      </u>
2. Do points of access align with adjacent ROW?	<u>      </u>	<u>      </u>	<u>✓</u>
3. Are the points of access properly spaced? <i>need 200' only have 104'</i>	<u>      </u>	<u>✓</u>	<u>      </u>
4. Does plan conform with Flood Plain Regulations?	<u>✓</u>	<u>      </u>	<u>      </u>
5. Will escrowing of funds or construction of substandard roads be required? <i>176.64' of frontage &amp; 2 lanes</i>	<u>✓</u>	<u>      </u>	<u>      </u>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cooper</u>	<u>      </u>	<u>1 hour</u>
<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>



City of Rockwall, Texas

Date: 9-23-84

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision PANNELL SUBDIVISION  
Name of Subdivider JIM PANNELL  
Address 1407 S. ALAMO Phone 722-0042  
Owner of Record JIM & CRYSTAL PANNELL  
Address SAME Phone SAME  
Name of Land Planner/Surveyor/Engineer MCORMACK ASSOCIATES  
ARCHITECTS  
Address 750 I-30, SUITE 100 Phone 722-0412  
Total Acreage 2.00 ACRES Current Zoning AG  
No. of Lots/Units 1 Signed [Signature]

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not  
Shown on Plat Applicable

I. General Information

X \_\_\_\_\_

A. Vicinity map

X \_\_\_\_\_

B. Subdivision Name

X \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

X \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

X \_\_\_\_\_

A. Subdivision boundary lines

X X

B. Identification of each lot and block by number or letter

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Page 2

  X   \_\_\_\_\_

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.

  X   \_\_\_\_\_

D. Proposed land uses, and existing and proposed zoning categories

  X   \_\_\_\_\_

E. Approximate acreage

  X   \_\_\_\_\_

F. Typical lot size; lot layout; smallest lot area; number of lots

  L   \_\_\_\_\_

G. Building set-back lines adjacent to street

\_\_\_\_\_

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

  X   \_\_\_\_\_

I. Location of City limit lines, contiguous or within plat area

  X   \_\_\_\_\_

J. Location and sizes of existing utilities

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

  X   \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.

\_\_\_\_\_   X  

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_

PLAT REVIEW

☒ Preliminary Plat  
☐ Final Plat

Name of Proposed Subdivision Pannell Sub.  
Location of Proposed Subdivision 15M-549  
Name of Subdivider Jim + Crystal Pannell  
Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_  
Total Acreage 2 acres Number of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checket? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1=20'</u> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use?  
Restaurant / Private Club

2. What is the proposed density? N/A

3. What is existing zoning? Ag - applied for PD

4. Is the plan zoned properly? ☐ ☒ ☐

5. Does the use conform to the Land Use Plan? ☒ ☐ ☐  
is zoning changed

6. Is this project subject to the provisions of the Concept Plan Ordinance? ☐ ☒ ☐

7. Has a Concept Plan been provided and approved? ☐ ☒ ☐

8. Does the plan conform to the Master Park Plan? ☐ ☐ ☒



	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>except for 10' drive along side - too narrow unless only for service for employees?</i>			
12. Comments:			

## Engineering

### 1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required? <i>need 20' on FM-549</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>176.64' of funds x 2 lanes</i>			

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	<u>✓</u>
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	<u>✓</u>
i. Comments			

## 2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	<u>✓</u>
b. Are all lines sized adequately to handle development?			
1. Water	_____	<u>✓</u>	_____
2. Sewer	_____	_____	<u>✓</u>
c. Is additional line size needed to handle future development?			
1. Water	<u>✓</u>	_____	_____
2. Sewer	_____	_____	<u>✓</u>
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	<u>✓</u>	_____
<i>not adequate water service</i> e. Are all necessary easements provided?	_____	_____	<u>✓</u>
f. Do all easements have adequate access?	_____	_____	<u>✓</u>
g. Are any offsite easements required?	_____	_____	<u>✓</u>
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	<u>✓</u>
2. Gas	_____	_____	<u>✓</u>
3. Telephone	_____	_____	<u>✓</u>
i. Does the drainage conform to City regulations and specifications?	_____	_____	<u>✓</u>
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	<u>✓</u>

k. Comments:

Yes      No      N/A

General Requirements

1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

_____	<u>✓</u>	<u>✓</u>
_____	_____	<u>✓</u>
_____	_____	<u>✓</u>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



#### DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, and being part of that tract as recorded in Volume 114, Page 637, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the East line of F.M. Road No. 549, said point being S.  $1^{\circ} 30' 48''$  E., a distance of 48.42 feet, S.  $1^{\circ} 05' 34''$  E., a distance of 127.93 feet from the South line of Springer Road, a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N.  $89^{\circ} 09' 15''$  E., leaving the East line of F.M. Road NO. 549, a distance of 493.59 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, S.  $0^{\circ} 50' 45''$  E., a distance of 176.64 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, S.  $89^{\circ} 09' 15''$  W., a distance of 492.83 feet to a  $\frac{1}{2}$ " iron stake found for corner.

THENCE, N.  $1^{\circ} 05' 34''$  W., along the East line of F.M. Road No. 549, a distance of 176.64 feet to the PLACE OF BEGINNING and containing 2.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on January 21, 1986.

#### CERTIFICATION

## CITY OF ROCKWALL

## "THE NEW HORIZON"

**Rockwall, Texas 75087-3628**

(214) 722-1111

Metro 226-7885

## Cash Receipt

Name CHRISTOPHER PETERSON Date 5-27-06

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check ☒ Cash ☐ Other ☐

General Fund Revenue 01				W & S Fund Revenue 02			
DESCRIPTION	Acct. Code	Amount		DESCRIPTION	Acct. Code	Amount	
General Sales Tax	00-00-3201			RCH	00-00-3211		
Beverage Tax	00-00-3204			Blackland	00-00-3214		
Building Permit	00-00-3601			Water Tap	00-00-3311		
Fence Permit	00-00-3602			10% Fee	00-00-3311		
Electrical Permit	00-00-3604			Sewer Tap	00-00-3314		
Plumbing Permit	00-00-3607			Reconnect Fees	00-00-3318		
Mechanical Permit	00-00-3610			Water Availability	33-00-3835		
Zoning, Planning, Board of Adj.	00-00-3616	102.00		Sewer Availability	34-00-3836		
Subdivision Plats	00-00-3619			Meter Deposit	00-00-2201		
Sign Permits	00-00-3628			Portable Meter Deposit	00-00-2202		
Health Permits	00-00-3631			Misc. Income	00-00-3819		
Garage Sales	00-00-3625			Extra Trash	00-00-1129		
Misc. Permits	00-00-3625			Check Charge	00-00-3819		
Misc. License	00-00-3613			NSF Check	00-00-1128		
Misc. Income	00-00-3819						
Sale of Supplies	00-00-3807						
<b>TOTAL GENERAL</b>				<b>TOTAL WATER</b>			

TOTAL DUE

Received by \_\_\_\_\_



## PROJECT STATUS

Building and Site Improvements  
Under Construction at Time of  
Annexation (May 19, 1986).  
Building Slab and Drive Approaches  
Installed, Steel Structure on Site.

## PROJECT DATA

TOTAL ACREAGE: 2.00 Ac. = 87,120 s.f.  
BUILDING COVERAGE: 6500 s.f. = 7.4% < 60% Allowed  
IMPERVIOUS COVERAGE: 54,927 s.f. = 63% < 95% Allowed  
LANDSCAPE AREA: 32,193 s.f. = 36.9% > 5% Required  
Irrigated Areas Shaded = Apprx. 4,796 s.f. > 4356 s.f. Req'd.

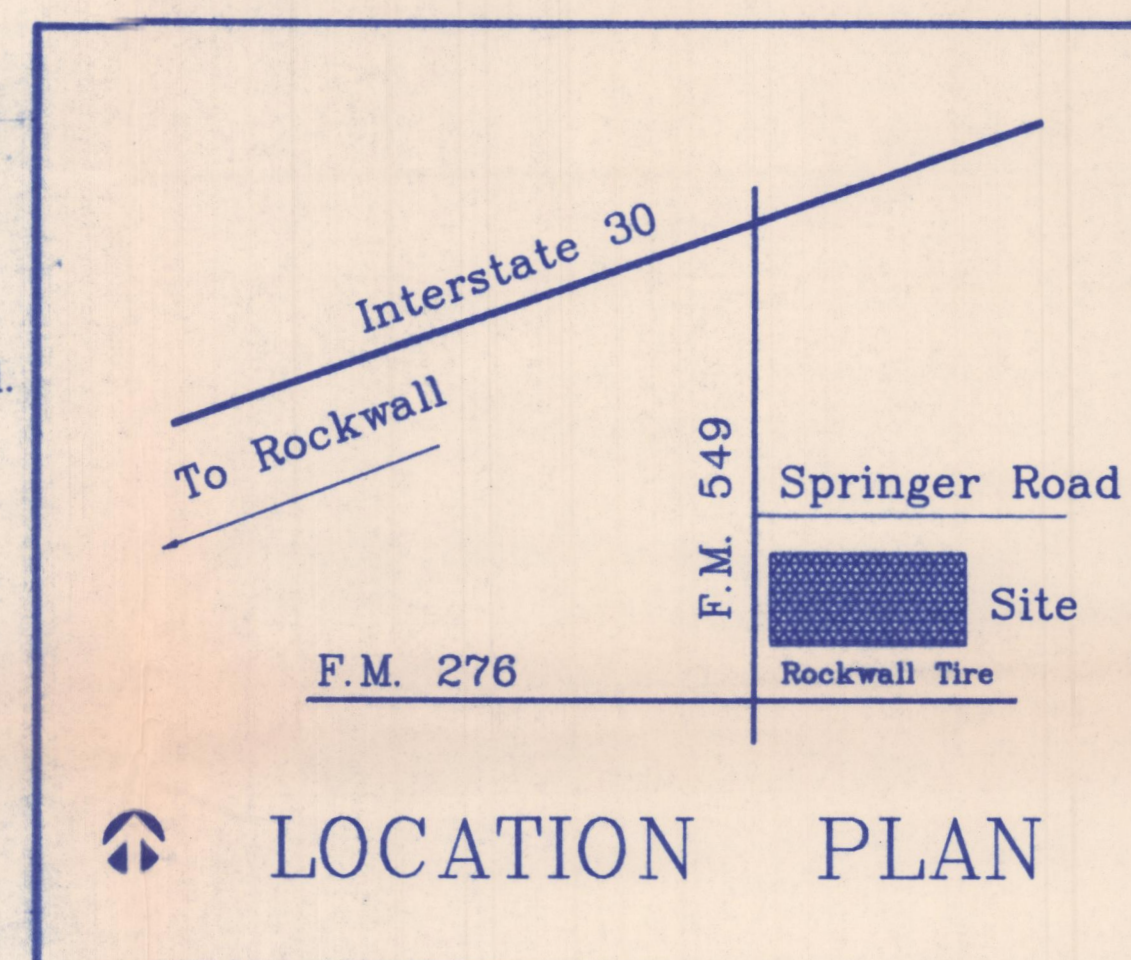
65 Parking Stalls Required  
103 Parking Stalls Provided  
Water Service to be provided  
from 2" Water Line at Hwy. 276.

Site Topography Nearly Flat. No Drainage Courses of  
Consequence Visible.

Building Structure to be 100% Non-Combustible

See Exterior Elevations for Exterior Wall Materials  
(attached)

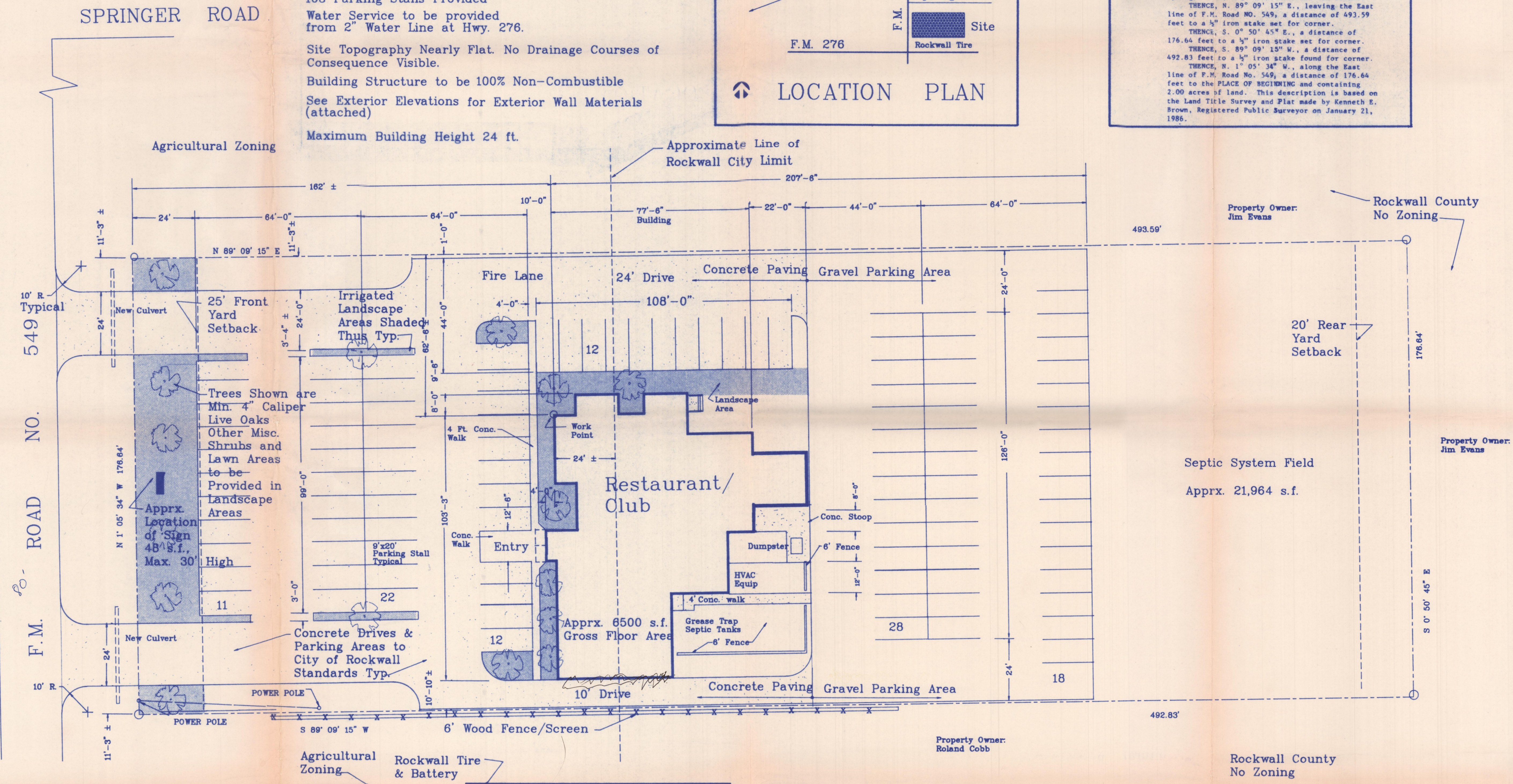
Maximum Building Height 24 ft.



## LEGAL DESCRIPTION

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BEGINNING, at a point on the East line of F.M. Road No. 549, said point being S. 1° 30' 48" E., a distance of 48.42 feet, S. 1° 05' 34" E., a distance of 127.93 feet from the South line of Springer Road, a 1/4" iron stake set for corner. THENCE, N. 89° 09' 15" E., leaving the East line of F.M. Road No. 549, a distance of 493.59 feet to a 1/4" iron stake set for corner. THENCE, S. 0° 50' 45" E., a distance of 176.64 feet to a 1/4" iron stake set for corner. THENCE, S. 89° 09' 15" W., a distance of 492.83 feet to a 1/4" iron stake set for corner. THENCE, N. 1° 05' 34" W., along the East line of F.M. Road No. 549, a distance of 176.64 feet to the PLACE OF BEGINNING and containing 2.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on January 21, 1986.



Total 2.00 Acres

Note:  
Survey information shown herein  
is taken from Land Title Survey,  
J.A. Ramsey Sur. Abst. No. 186  
Rockwall County, Tx.  
Prepared by B.L.S. & Associates, Inc.  
304 W. Rusk, P.O. Box 65  
Rockwall, Tx. 75087 Dated 1-21-86

Current Zoning of Front  
Portion of Property: Agricultural  
Proposed Zoning: Planned  
Development to Allow  
Restaurant and Private Club  
COMPARABLE ZONING CATEGORY:  
(C) Commercial District

## PANNELL SUBDIVISION DEVELOPMENT PLAN

SCALE : 1" = 20'-0"



mccormack  
associates  
architects  
750 INTERSTATE 30  
ROCKWALL, TEXAS 75087  
SUITE 100  
214/722-0412



PANNELL SUBDIVISION  
DEVELOPMENT PLAN  
Jim & Chrystal Pannell, Owners  
1407 S. Alamo  
Rockwall, Texas 75087

PROJECT NUMBER  
8603-62

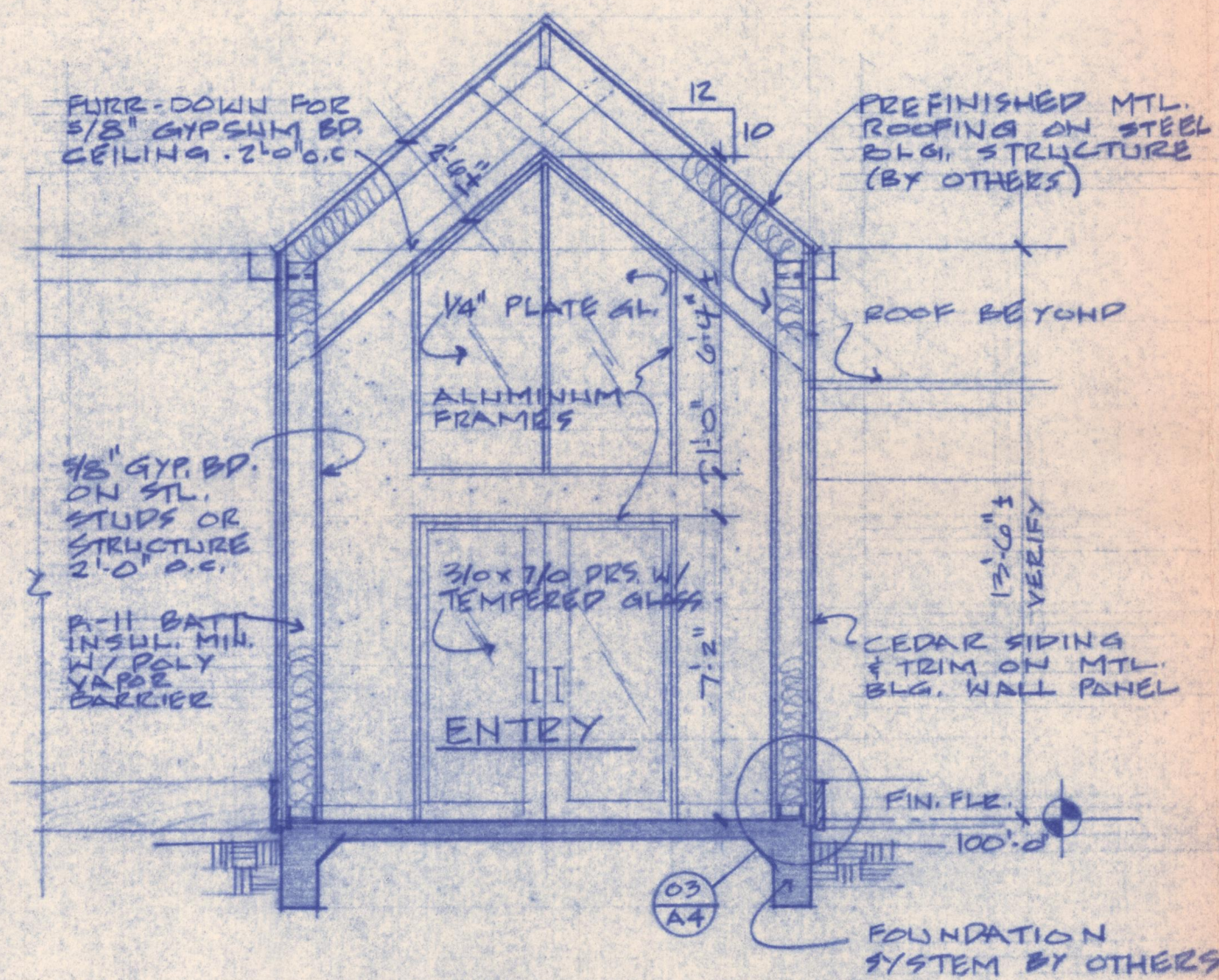
REVISIONS

DATE  
May 23, 1986

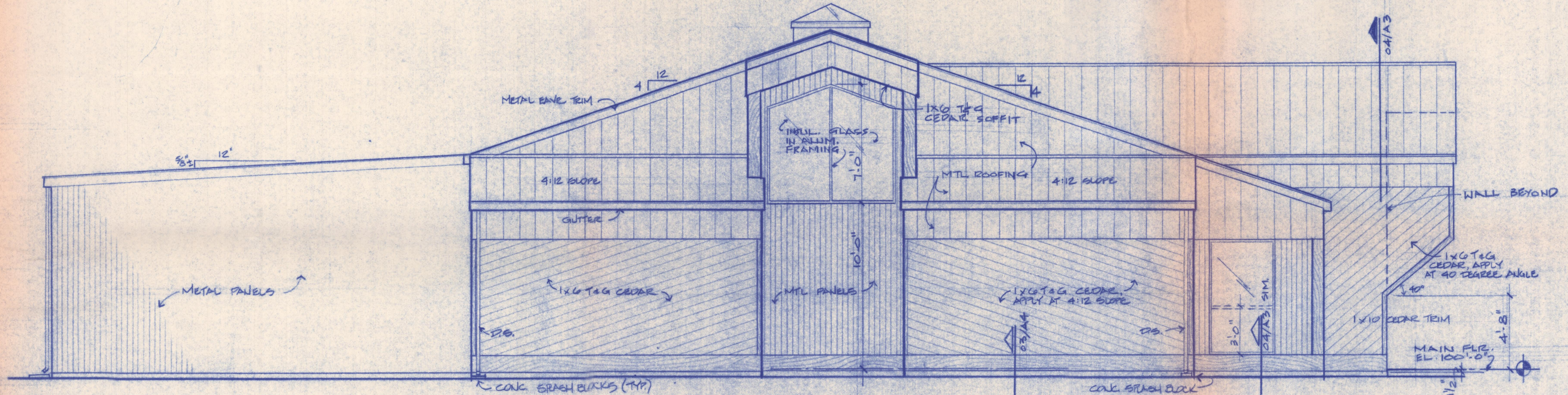
SHEET

S1

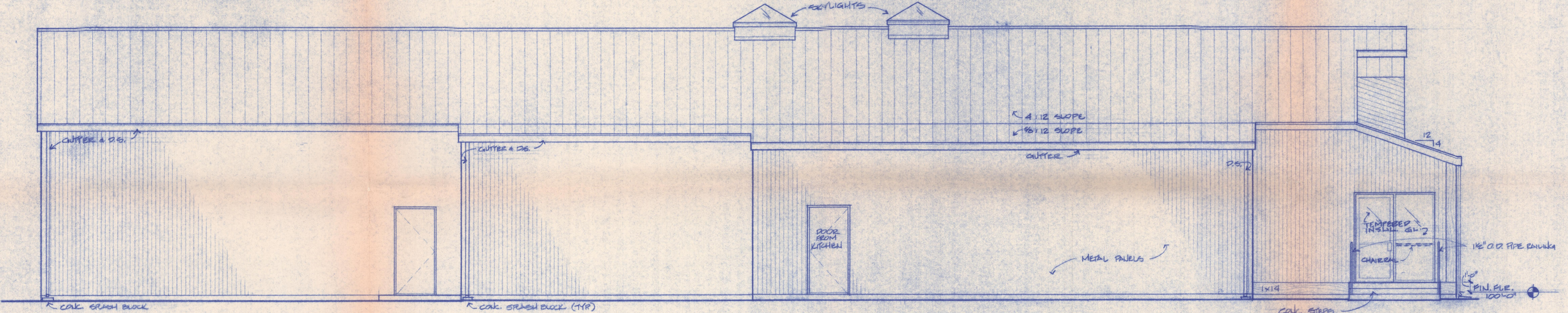




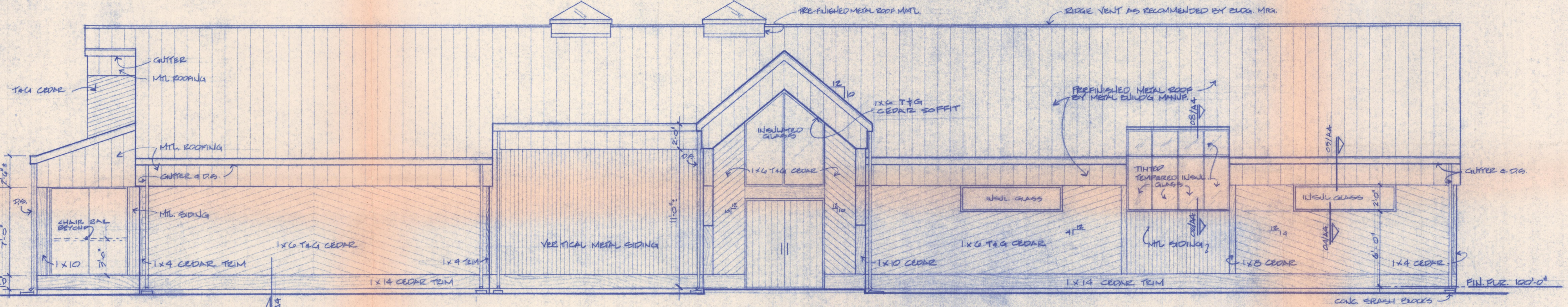
04 ENTRY SECTION  
SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



02 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

mccormack  
associates  
architects



RESTAURANT & CLUB for:  
CHRYSTAL PANNELL  
F.M. 549 ROCKWALL CO., TX.

PROJECT NUMBER  
8603-62

REVISIONS

DATE:  
2-24-86

SHEET

A3

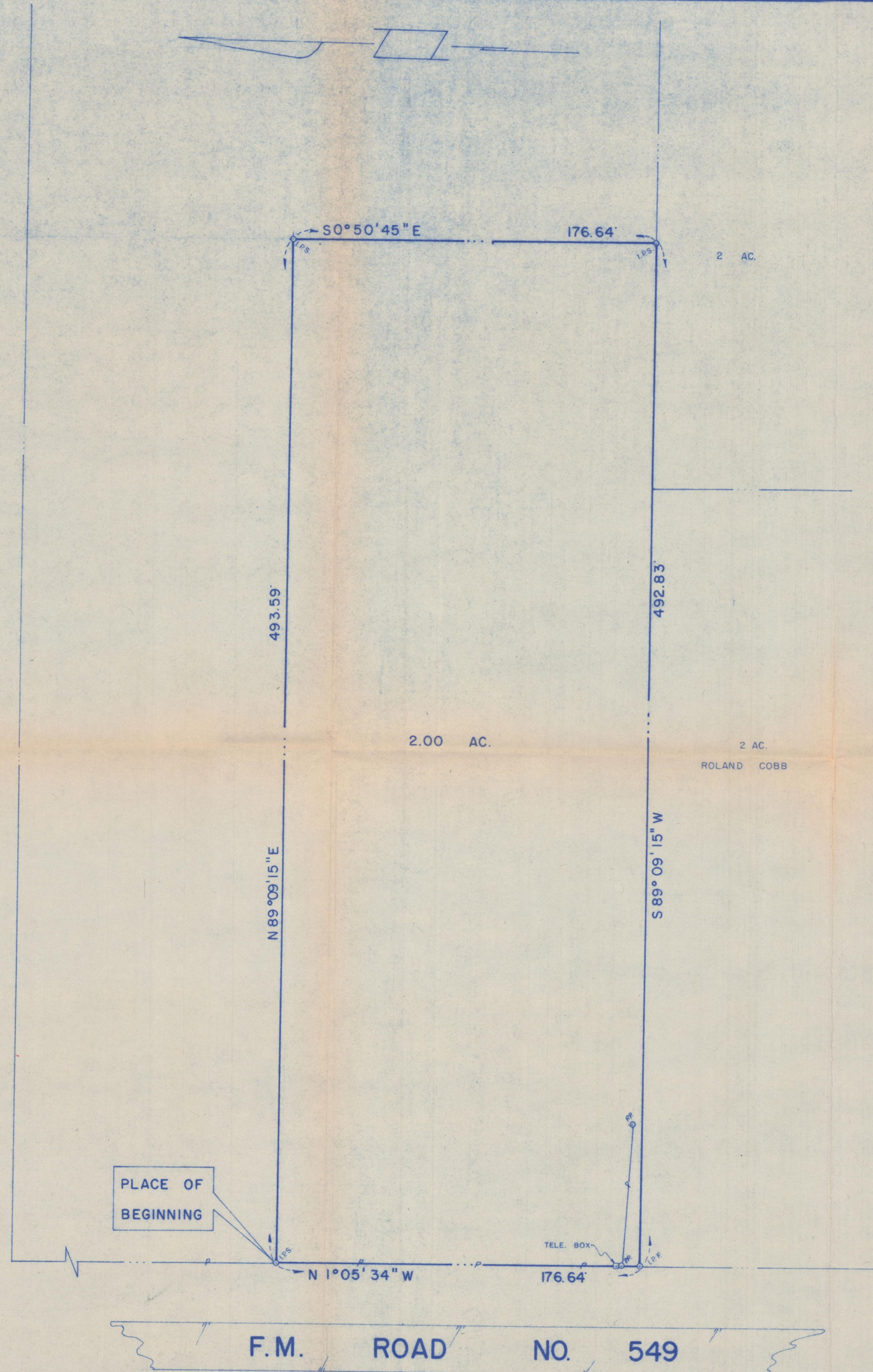
SUITE 100  
750 I-30  
ROCKWALL, TEXAS 75087 214/782-0412







SPRINGER ROAD



## DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186, Rockwall County, Texas, and being part of that tract as recorded in Volume 114, Page 637, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the East line of F.M. Road No. 549, said point being S. 1° 30' 48" E., a distance of 48.42 feet, S. 1° 05' 34" E., a distance of 127.93 feet from the South line of Springer Road, a 1/2" iron stake set for corner.

THENCE, N. 89° 09' 15" E., leaving the East line of F.M. Road NO. 549, a distance of 493.59 feet to a 1/2" iron stake set for corner.

THENCE, S. 0° 50' 45" E., a distance of 176.64 feet to a 1/2" iron stake set for corner.

THENCE, S. 89° 09' 15" W., a distance of 492.83 feet to a 1/2" iron stake found for corner.

THENCE, N. 1° 05' 34" W., along the East line of F.M. Road No. 549, a distance of 176.64 feet to the PLACE OF BEGINNING and containing 2.00 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on January 21, 1986.

## CERTIFICATION

I, Kenneth E. Brown, do hereby certify that this survey was made on the ground, under my direction that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-A, condition 3 survey. This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein R.J. Evans Jr., grantor, conveyed the subject property to Jim Pannelli, grantee, and the undersigned surveyor is not responsible to any others.

*Kenneth E. Brown*  
Kenneth E. Brown, Registered Public Surveyor  
No. 2062



<b>SHEET TITLE</b> Land Title Survey J.A. Ramsey Sur. Abst. No. 186 Rockwall County, Texas	<b>PROJECT NO.</b> 85161A <b>SCALE</b> 1"=40' <b>DATE</b> 1-21-86
<b>PROJECT</b> 2.00 acres	<b>DRAWN BY</b> D.E. <b>CHECKED BY</b> Notes <b>D.C.</b>
<b>B.L.S. &amp; ASSOCIATES, INC.</b> 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
OF _____ SHTS	



**McCORMACK ASSOCIATES  
ARCHITECTS**

2808 Ridge Rd., P. O. Box 92 <sup>750 I-30</sup>  
ROCKWALL, TX 75087 <sup>#100</sup>

**LETTER OF TRANSMITTAL**

TO (214) 722-0412  
City of Rockwall  
205 West Rusk  
Rockwall, Texas

DATE	5-28-86	JOB NO.	8603-62
ATTENTION	Ms. Julie Couch		
RE:	Pannell Subdivision		
	Jim & Chrystal Pannell		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via Chrystal Pannell the following items:

- ☐ Shop drawings    ☒ Prints    ☐ Plans    ☐ Samples    ☐ Specifications  
☐ Copy of letter    ☐ Change order    ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
8	5-23-86	S1, A3, A4	Site/Development Plans and two sheets of exterior elevations(prepared for construction.)
1			8½ x 11 reduction of site plan portion of drawing

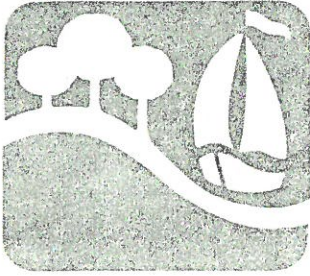
THESE ARE TRANSMITTED as checked below:

- ☒ For approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment    ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Please let us know if any problems with this submission, or if additional information will be required.

Chrystal Pannell

Ronald H. McCormack, AIA



# CITY OF ROCKWALL

"THE NEW HORIZON"

June 13, 1986

Mr. & Mrs. pannell  
1407 South Alamo  
Rockwall, TX. 75087

Re: P&Z Case No. 86-44-Z/SP/P

Dear Mr. & Mrs. Pannell:

On 6-12-86 the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from "A" Agricultural to "PD" Planned Development classification for a Restaurant & Private Club, and the Development Plan/Preliminary Plat on a 2.00 acre tract of land located on FM-549 with the following conditions:

- (1) That the 10' South access drive to the rear parking lot be deleted.
- (2) That all escrow requirements for street & water line be met.

The Rockwall City Council will hold a public hearing and consider approval of your request on 6-16-86 beginning at 7:30 P. M. at the City Hall, 205 West Rusk.

If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

Jennifer Jarrett  
Administrative Aide



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P. M. on the 12th day of June, 1986 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of Jim and Chrystal Pannell  
for a zone change from "A" Agricultural to "PD" Planned Development for a restaurant with  
a private club as an accessory to a restaurant meeting City regulations for private  
clubs and approval of a development plan and area requirements on the following  
described property:

See Attached Description

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. P&Z 86-44-Z

  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-44-Z

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

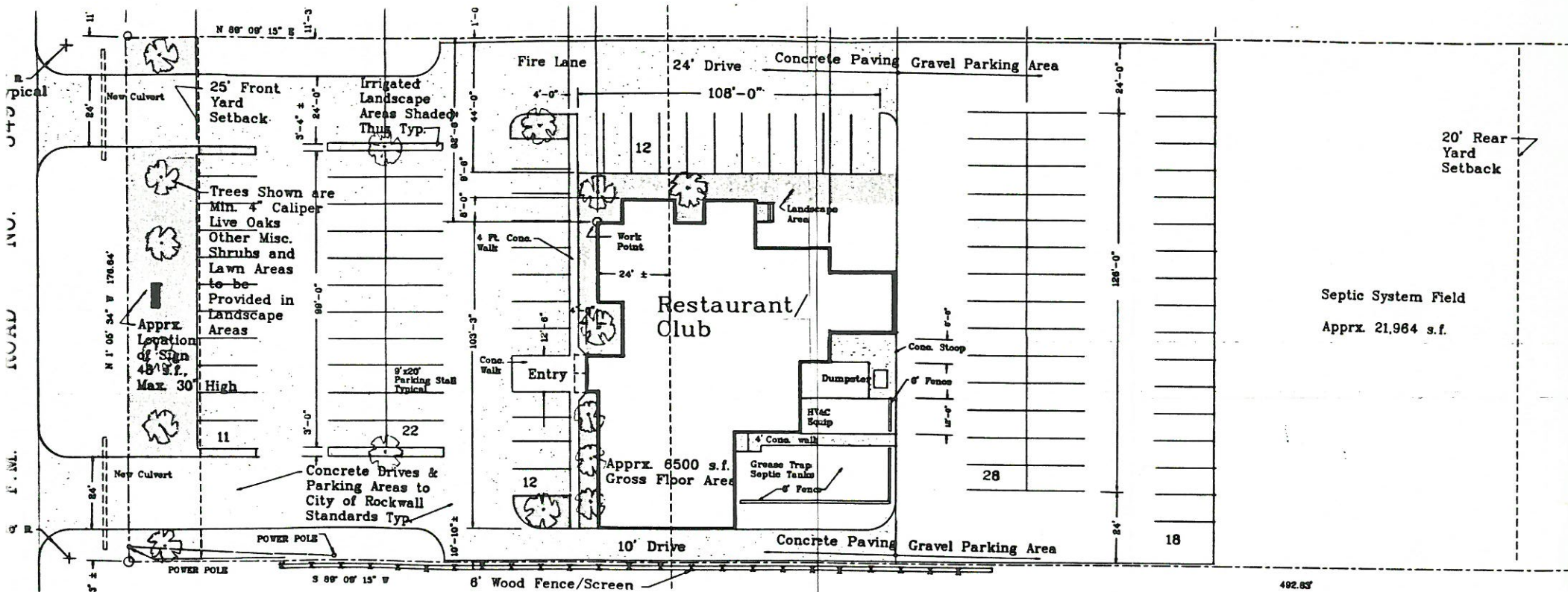
- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall



Property Owner

J. LOCKHART A-134

Tr 5 12.186 Ac  
Tr 5H 1.0 Ac

Richard  
Cullins

Tr 6  
64.0 Ac.

52.28'

EASTPLEX  
(IND. PARK #2

SEASTPLEX  
IND. PARK #1  
5

Tr 3  
51.94 Ac

Tr 16  
1.739AC.

Tr 13  
7AC.

Tr 15 1AC  
9AC

684.7

1505.2

383.55

79.92 74.8

File # 00279

543.29  
LAFON  
SUBD.

Tr 7  
8.91140

Tr 7-2  
6 AC

TP 7-1  
25 AC

Tr 8  
6.0Ac

Tr 9-1  
10.0Ac

Tr 9-6  
1.631x

Tr 9-3  
A5126

Tr 9-4  
26

9-5

1

205

25	5
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3rd  
Crystal  
Pannell  
2. AC.

Trail  
44.5 Ac.

J.M. ALLEN A-2

TV 3  
121.69A

1-1 3.25 in.  
 1-2 5.4 in.  
 1-3 1.0 in.

12

450/4



Jim & Chrystal Pannell  
J. A. Ramsey AB 186

TR 2-2 Roland<sup>E</sup> Cobb, JR.  
4.00 AC Rt. 1, Box 253  
Rockwall

TR-2-3 Robert J. Evans  
7.5 AC. 1230 Ridge Rd.  
Rockwall

TR2 Danny Faulkner (147.510 AC)  
P.O. Box 476627  
Dept. 402  
Garland 75047



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Jennifer L. Garrett  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-44-Z

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

I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature [Signature]

Address 1230 Ridge Rd W

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall