

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

Filing Fee 100.00 + 2.00/acre

APPLICATION FOR ZONING CHANGE

Case No. 86-AA-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 J. 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 SCRYSTAL 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> / </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> / </u>	<u> </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u> / </u>	<u> </u>	3. Design and location of ingress and egress
<u> / </u>	<u> </u>	4. Off-street parking and loading facilities
<u> / </u>	<u> </u>	5. Height of all structures
<u> / </u>	<u> </u>	6. Proposed Uses
<u> / </u>	<u> </u>	7. Location and types of all signs, including lighting and heights
<u> / </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 Gene + 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

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly? <i>app has been made for C</i>	_____	<input checked="" type="checkbox"/>	_____
2. Does the use conform to the Land Use Plan? <i>is zoned</i>	<input checked="" type="checkbox"/>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<input checked="" type="checkbox"/>
4. Is the property platted?	_____	<input checked="" type="checkbox"/>	_____
5. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	_____	_____
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	<input checked="" type="checkbox"/>	_____	_____
b. Building line	<input checked="" type="checkbox"/>	_____	_____
c. Buffering	_____	_____	<input checked="" type="checkbox"/>
d. Landscaping <i>- needs to add 5-10 feet of</i>	_____	_____	_____
<i>need to add 20804 for street</i> <i>add landscaping to parking lot</i>			
e. Parking <i>57 in concrete</i>	_____	_____	_____
<i>46 in gravel</i>			
f. Lighting <i>- is the background to be it -</i>	<input checked="" type="checkbox"/>	_____	_____
<i>near or side entrance?</i>			
g. Building height	<input checked="" type="checkbox"/>	_____	_____
h. Building Materials <i>will need a waiver in PD.</i>	_____	<input checked="" type="checkbox"/>	_____

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

Comments:

drive entrances are not 200' apart - only 104'

Building Codes

1. Do buildings meet setback requirements? <i>is there a fire wall on side</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes? <i>have one side yard of 10ft - fire wall?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do signs conform to Sign Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Engineering

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

Time Spent on Review

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

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 McCORMACK ASSOCIATES

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

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

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

 x _____

J. Location and sizes of existing utilities

 x _____

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 patten 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 EM-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 checked? (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? <i>176.64' of funds x 2 lanes</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2. Utilities

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

Yes No N/A

k. Comments:

General Requirements

- | | | | |
|---|-------|----------------|----------------|
| 1. Has the City Engineer reviewed and approved the plan? | _____ | _____ <i>✓</i> | _____ <i>✓</i> |
| 2. Does the final plat conform to the City's Flood Plain Regulations? | _____ | _____ | _____ <i>✓</i> |
| 3. Does the final plat conform to the preliminary plat as approved? | _____ | _____ | _____ <i>✓</i> |
| 4. Staff Comments: | | | |

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.

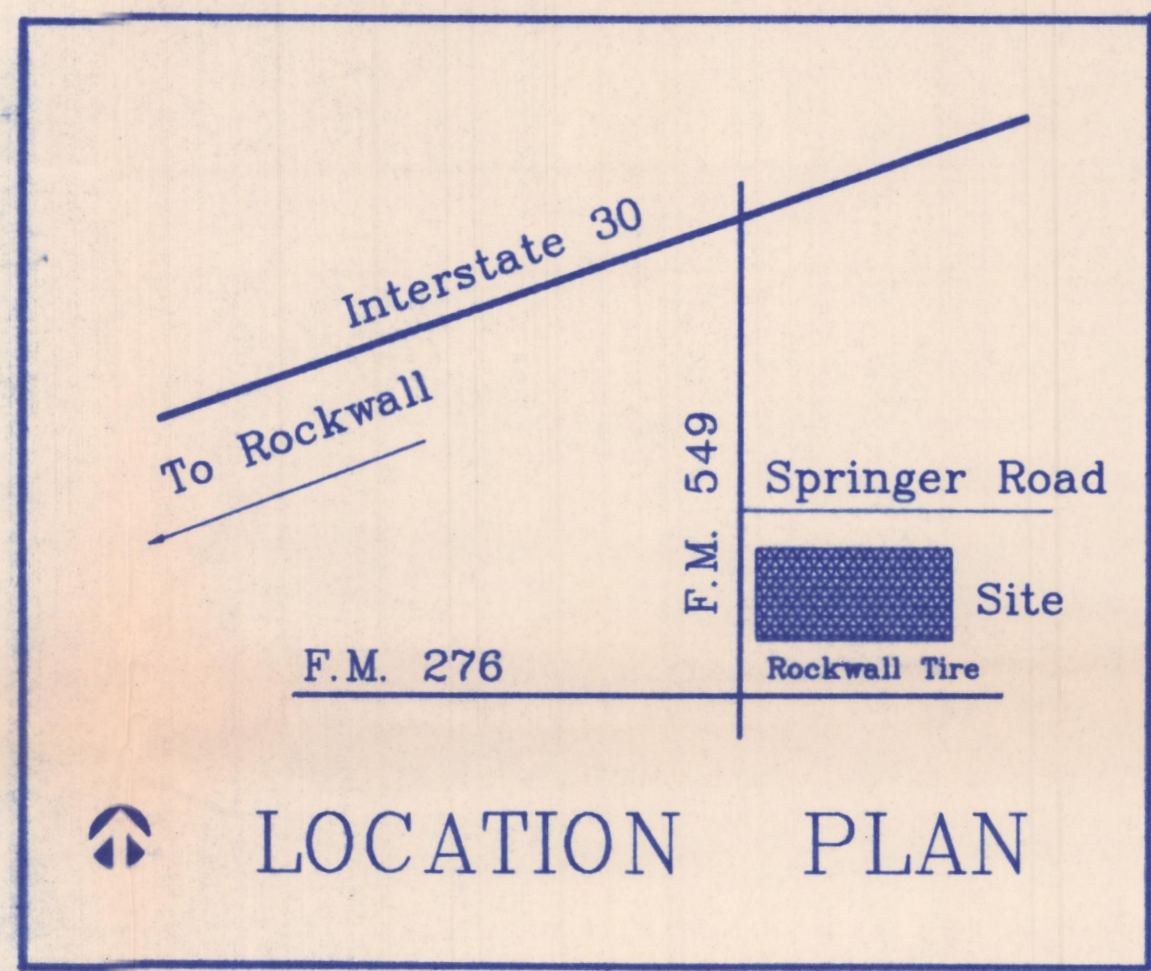
CERTIFICATION

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.

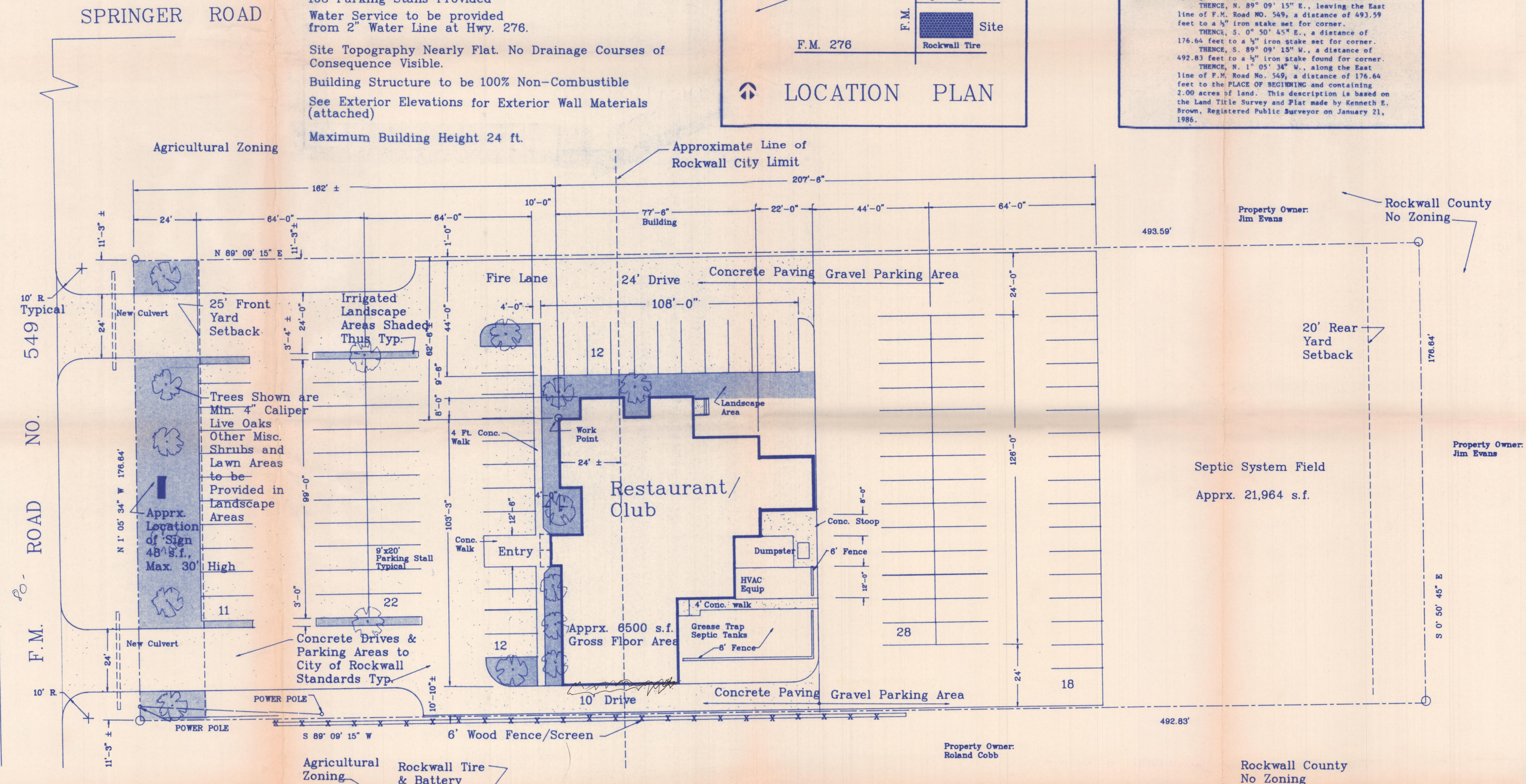
PROJECT DATA

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. ~~4796~~ ⁴⁹⁷⁶ 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

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 1/4" 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 architect
750 INTERSTATE 30 ROCKWALL, TEXAS 75087 214/752-0412



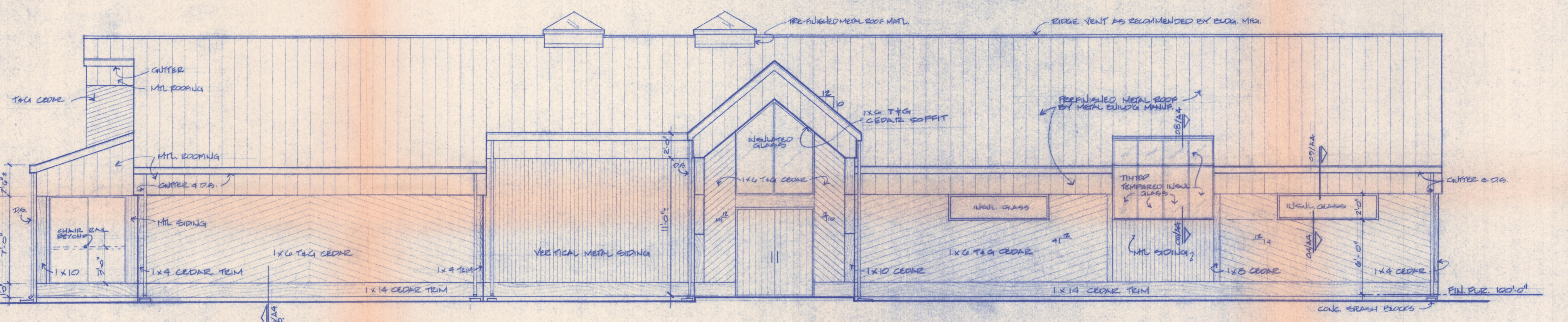
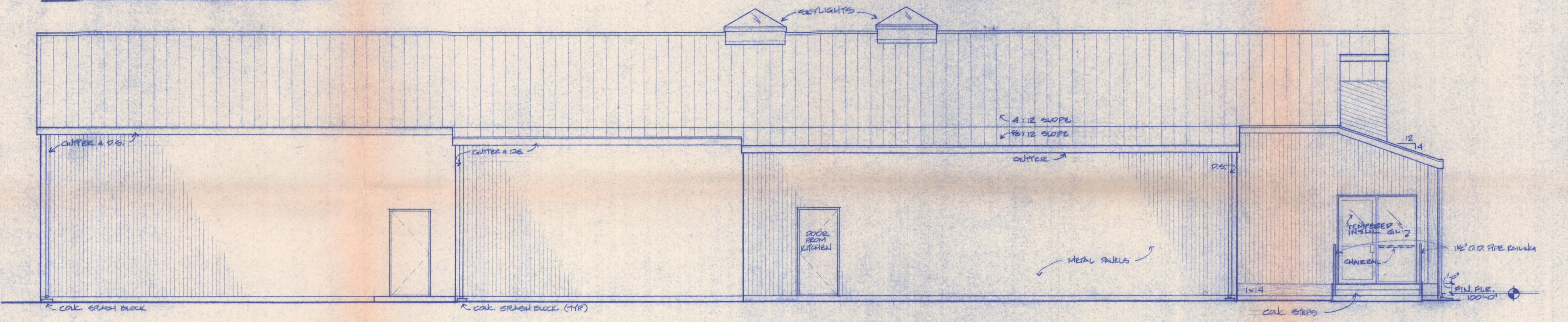
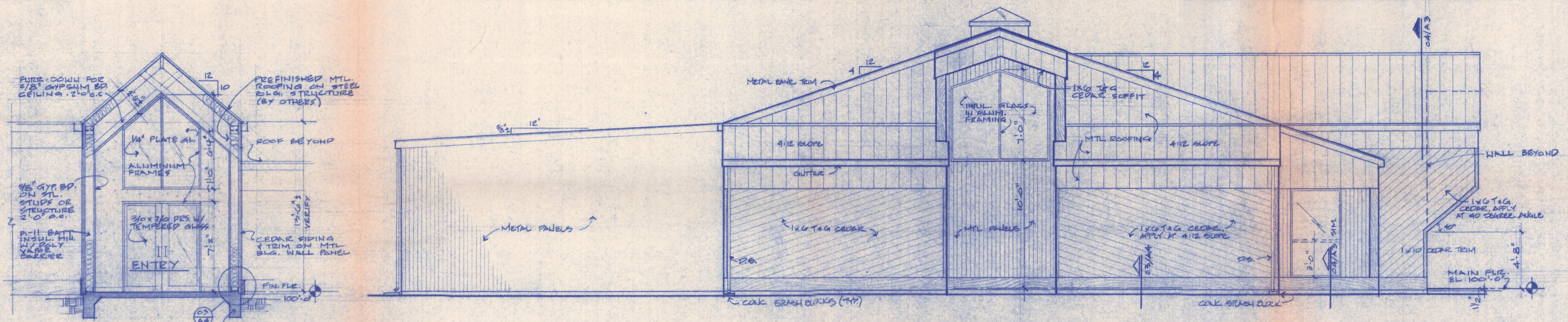
PANNELL SUBDIVISION DEVELOPMENT PLAN
Jim & Chrystal Pannell, Owners
1407 S. Alamo Rockwall, Texas 75087

PROJECT NUMBER 8603-62
REVISIONS

DATE May 23, 1986
SHEET

S1

1st subs revision



mccormack
associates
architects

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

SUITE 100



RESTAURANT & CLUB for:
CHRYSTAL PANNELL

F.M. 549
ROCKWALL CO., TX.

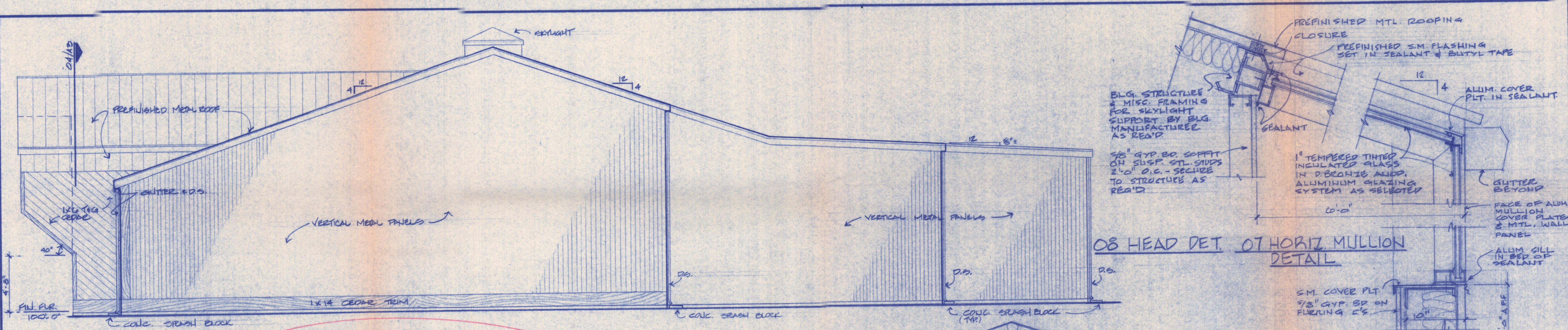
PROJECT NUMBER
8603-62

REVISIONS

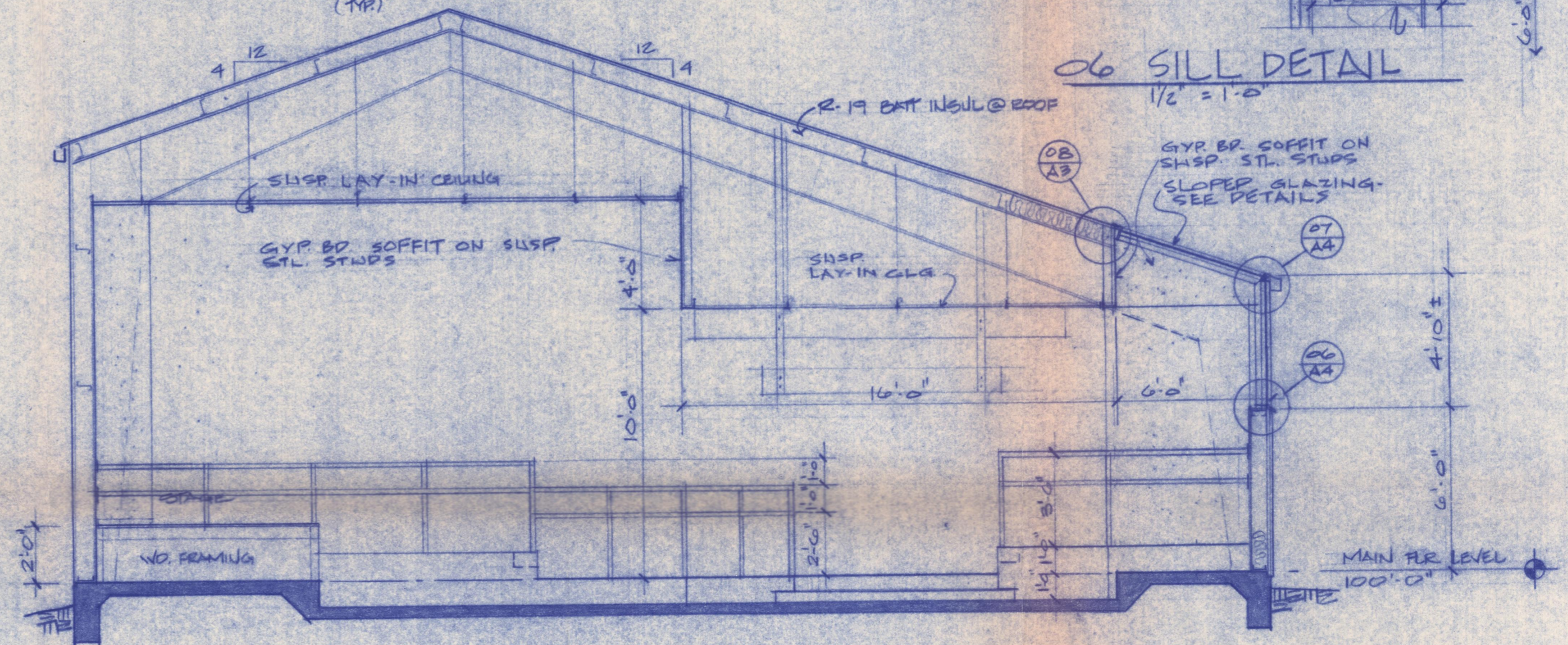
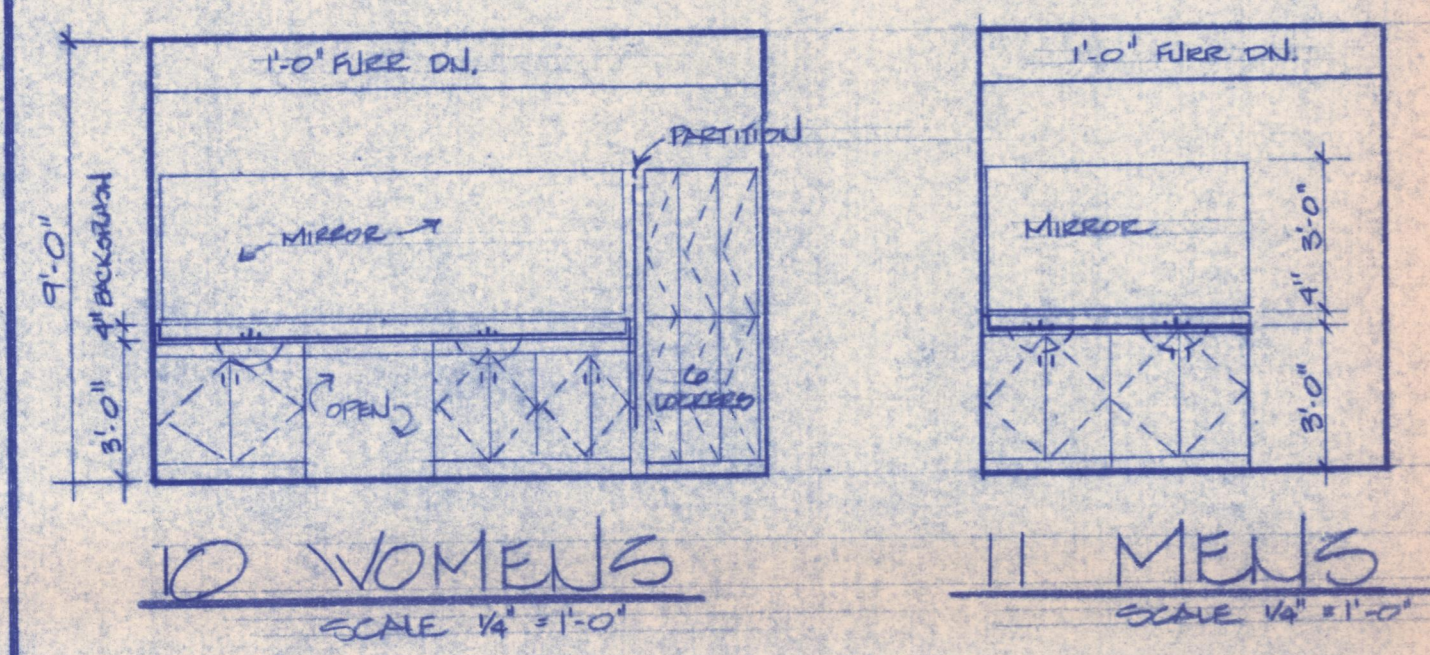
DATE:
2-24-86

SHEET

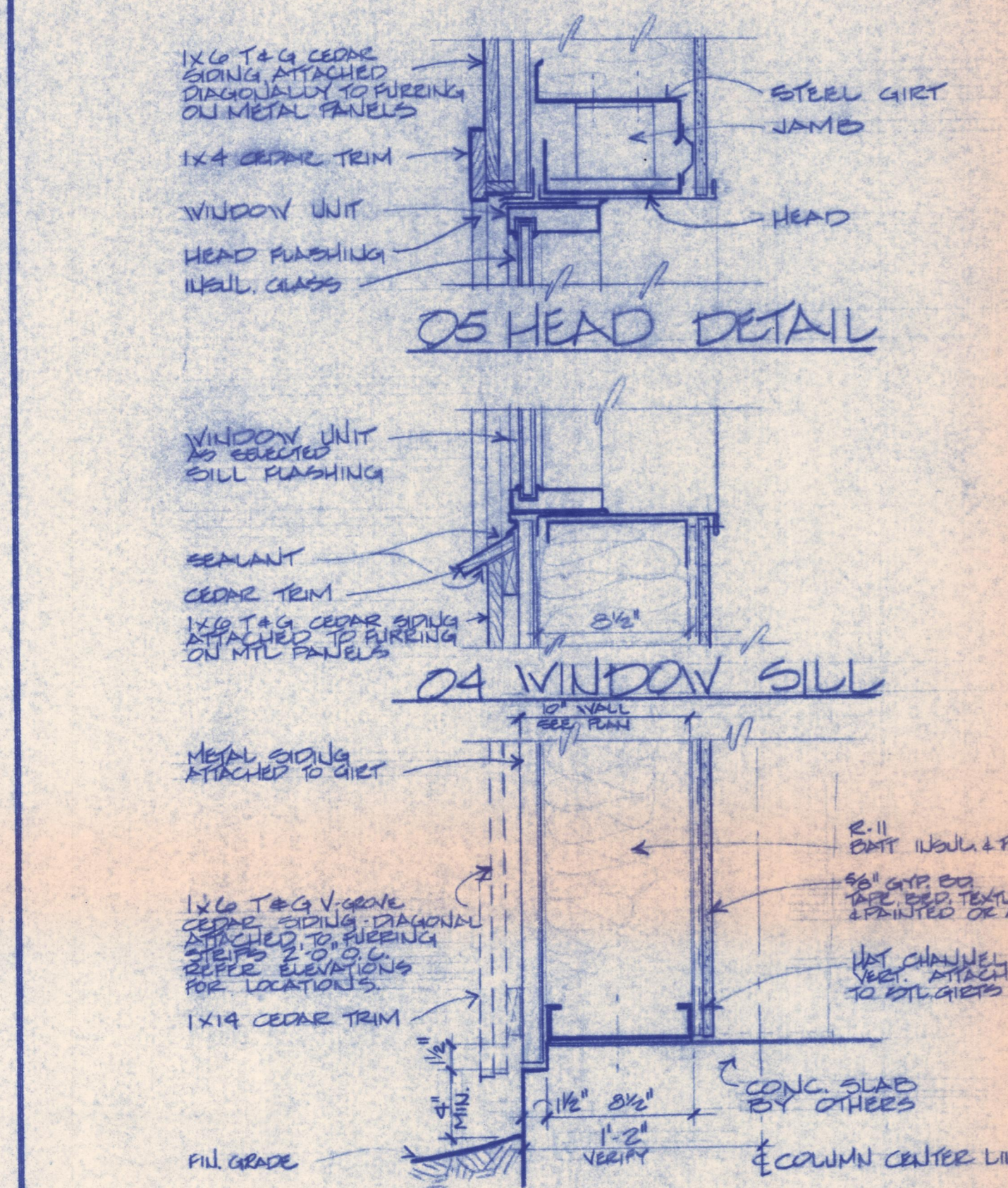
A3



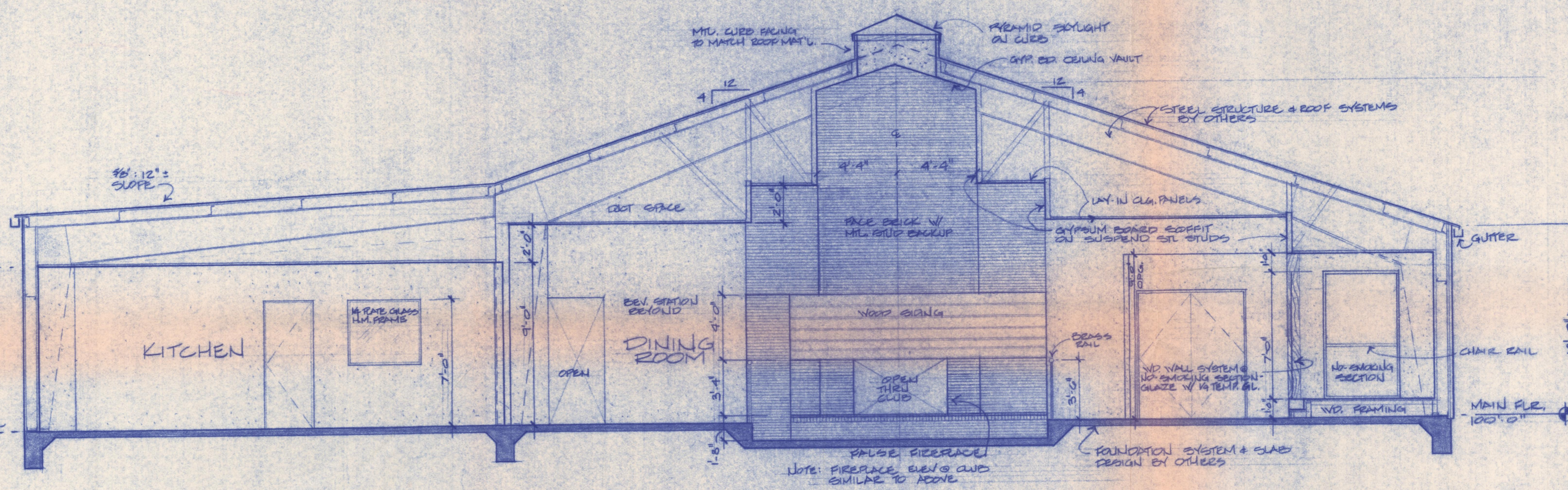
09 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



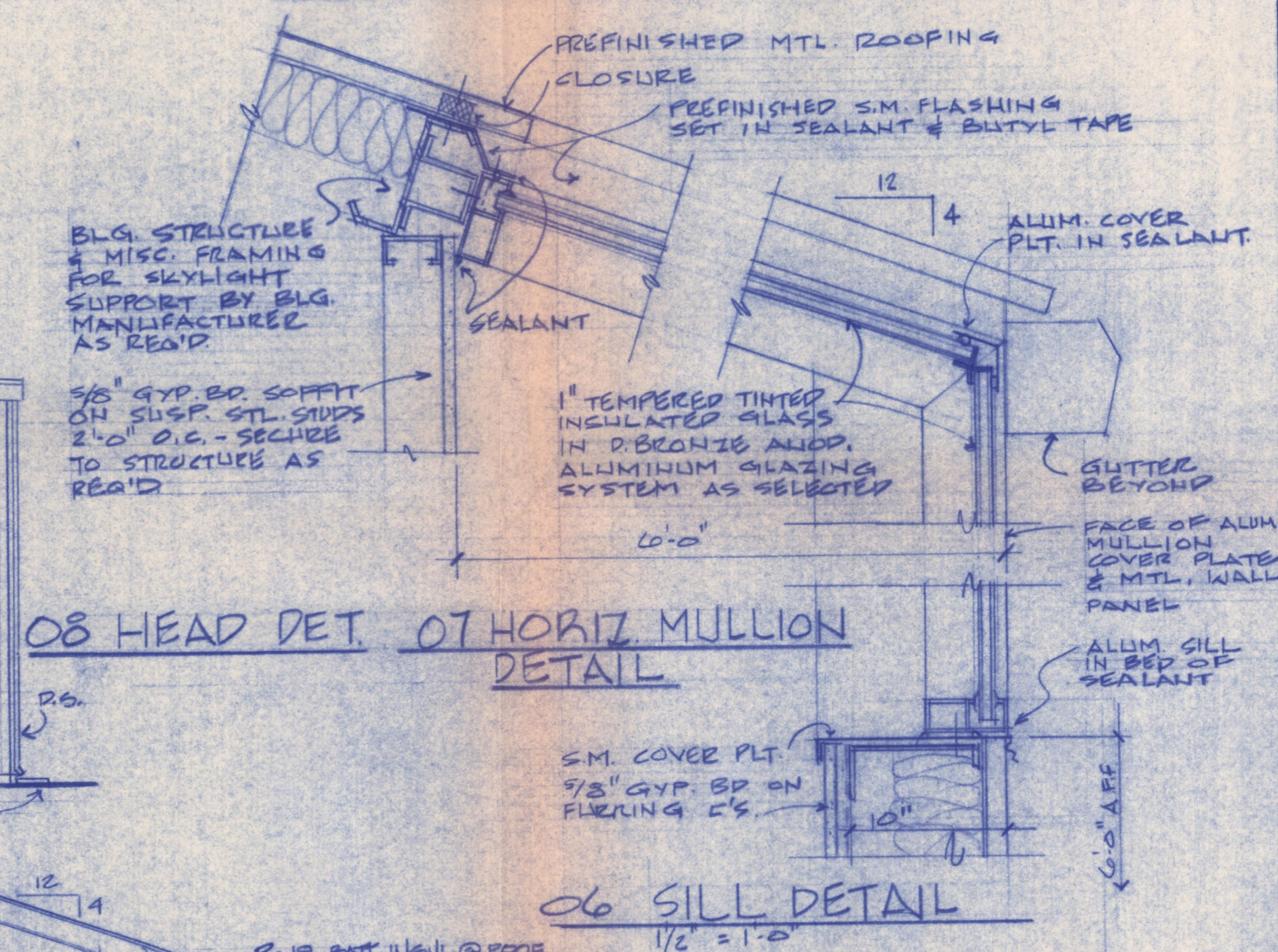
02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



03 BASE DETAIL
SCALE: 1/2" = 1'-0"



01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



06 SILL DETAIL
1/2" = 1'-0"

PROJECT NUMBER: 8603-62
 REVISIONS:
 DATE: 2-24-86
 SHEET: A4

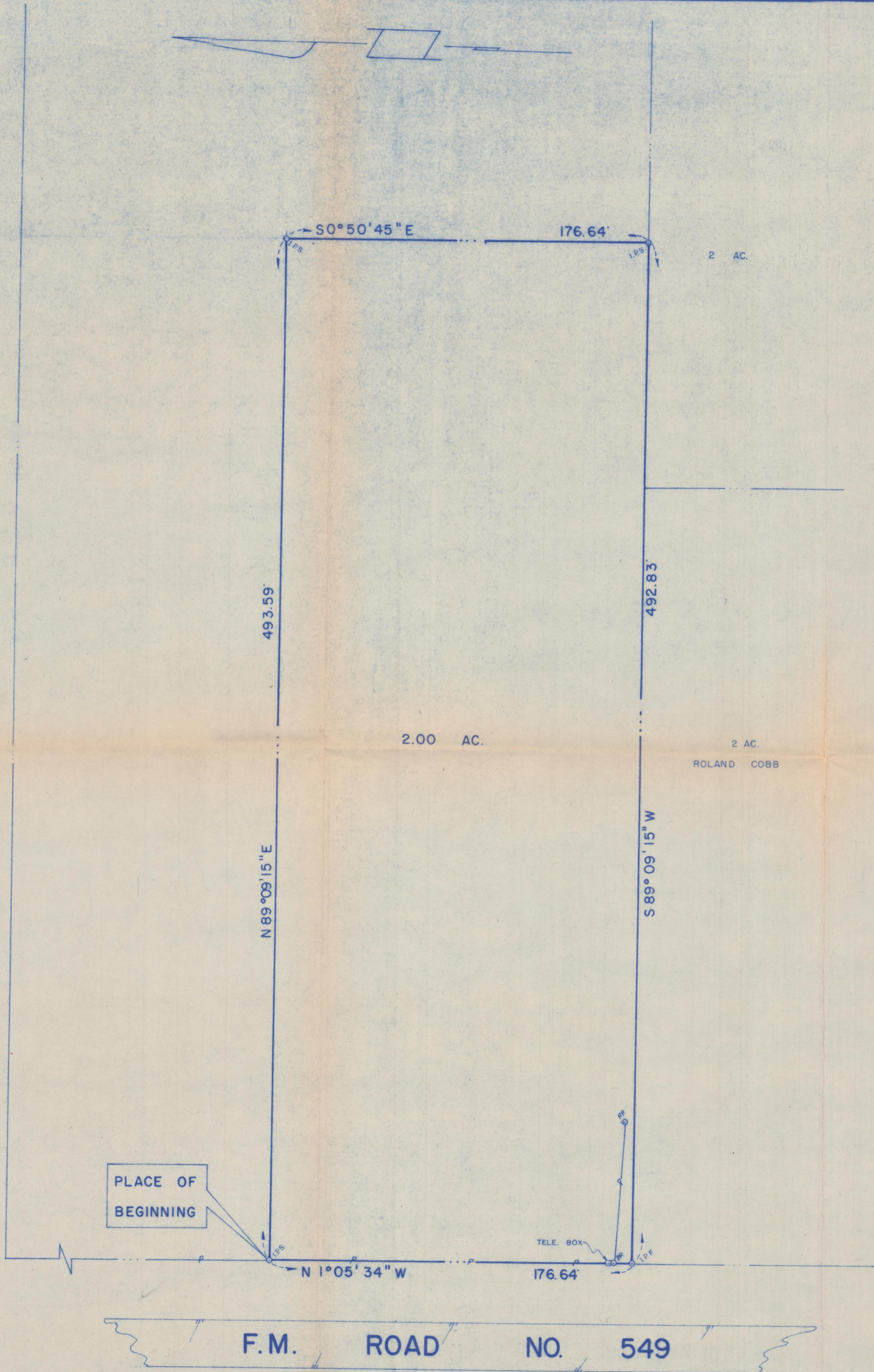
RESTAURANT & CLUB FOR:
 CHRYSTAL PANNELL

mccormack
 associates
 architects

750 1-30
 ROCKWALL, TEXAS 75087 214/752-0412

F.M. 549
 ROCKWALL CO., TX.

SPRINGER ROAD



2.00 AC.

2 AC.
ROLAND COBB

F.M. ROAD NO. 549

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.

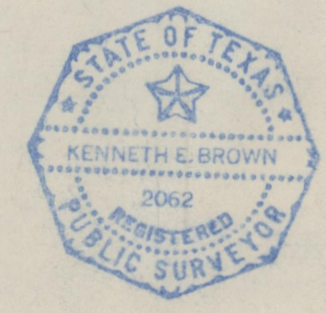
THENCE, S. 89° 09' 15" W., a distance of 492.83 feet to a 1/2" iron stake found for corner.

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 Pannell, grantee, and the undersigned surveyor is not responsible to any others.

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



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

**McCORMACK ASSOCIATES
ARCHITECTS**

2808 Ridge Rd., P. O. Box 92 ^{750 I-30}
ROCKWALL, TX 75087 ^{#100}

LETTER OF TRANSMITTAL

(214) 722-0412

TO

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

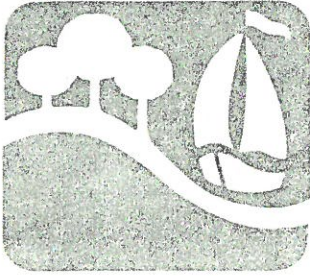
THESE ARE TRANSMITTED as checked below:

- 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,

A handwritten signature in cursive script that reads "Jennifer J. Jarrett". The signature is written in black ink and is positioned above the typed name and title.

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. _____

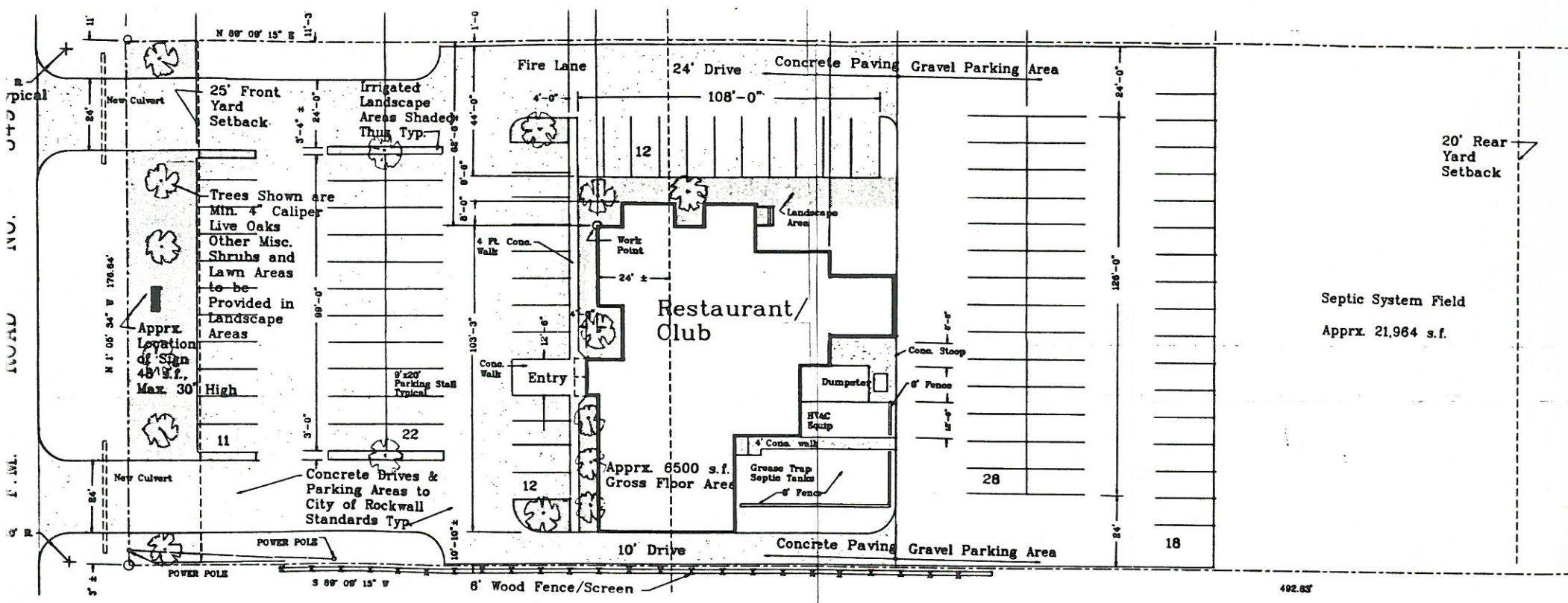
- 1.
- 2.
- 3.

Signature _____

Address _____

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

Thank you,
City of Rockwall



25' Front Yard Setback

Trees Shown are
Min. 4" Caliper
Live Oaks
Other Misc.
Shrubs and
Lawn Areas
to be
Provided in
Landscape
Areas

Apprx
Location
of Sign
48' s.f.
Max. 30'
High

Concrete Drives &
Parking Areas to
City of Rockwall
Standards Typ.

Fire Lane

Restaurant/
Club

Apprx 6500 s.f.
Gross Floor Area

Septic System Field
Apprx 21,964 s.f.

20' Rear
Yard
Setback

Property Owner

492.65'

J. LOCKHART A-134

Tr 6
64.0 Ac.

Tr 5 12.186 Ac
Tr 5A 1.0 Ac

Richard
Cullins

Tr 16
1.739 Ac.

Tr 13
7 Ac.

Tr 15
Tr 15-1
1 Ac
9 Ac

EASTPLEX
IND. PARK #2

EASTPLEX
IND. PARK #1
Tr 3
51.94 Ac

Tr 3-1
4.43 Ac

Jim
Chrystal
Pannell
2 Ac.

LAFON
SUBD.

J.M. ALLEN A-2

Tr 3
121.694

Tr 1 3.23 Ac
Tr 2 54.2 Ac
Tr 3 1.0 Ac

Tr 11
44.5 Ac.

Final 2/2/75

Tr 12
1.105 Ac

Tr 7
8.911 Ac.

Tr 7-2
6 Ac

Tr 7-1
3.25 Ac

Tr 8
6.0 Ac

Tr 9-1
6.0 Ac

Tr 9-2
1.63 Ac

Tr 9-3
3.457 Ac

Tr 9-4
3.30 Ac

Tr 9-5
3.266 Ac

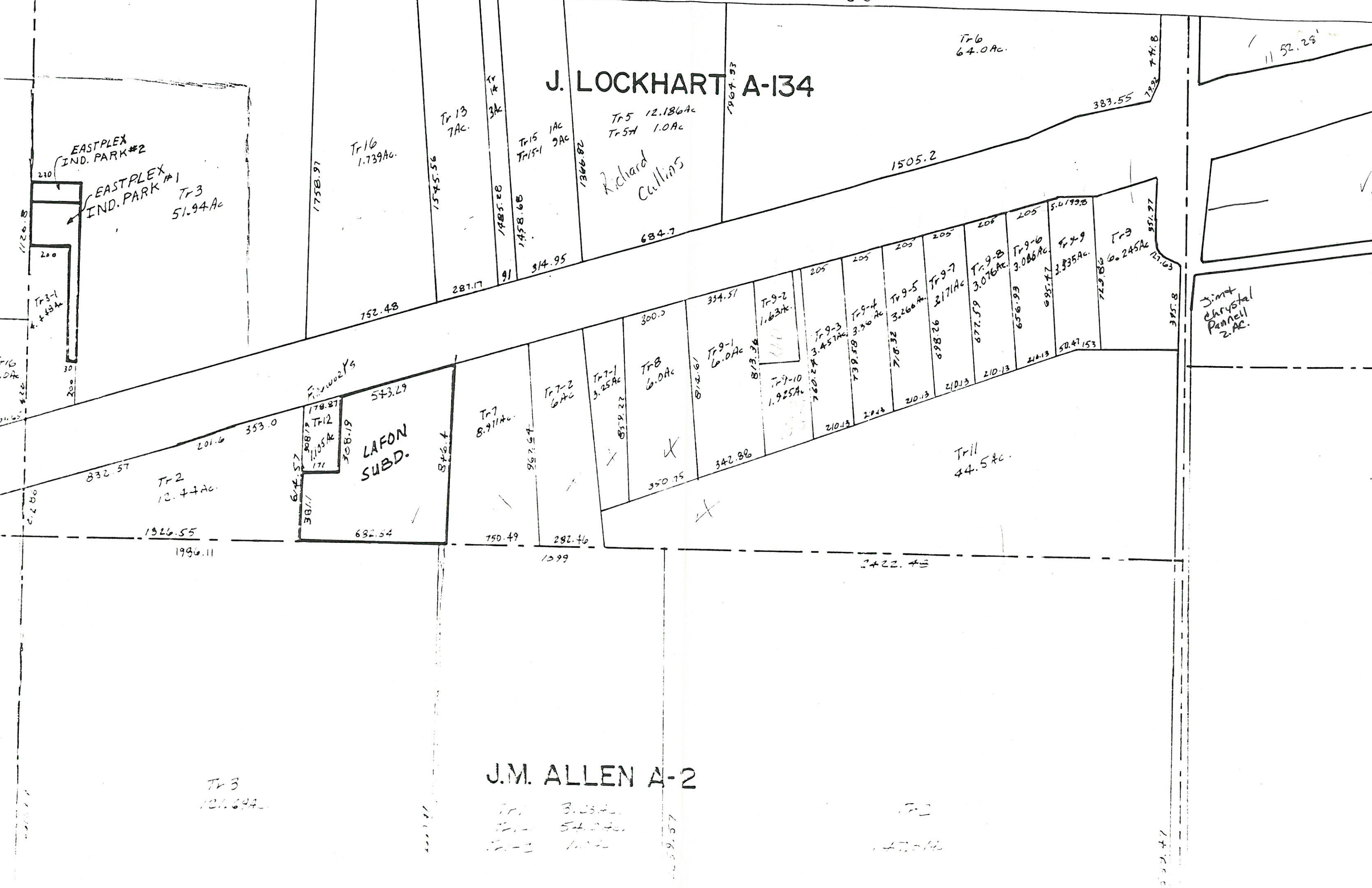
Tr 9-7
2.171 Ac

Tr 9-8
3.076 Ac

Tr 9-6
3.086 Ac

Tr 9-9
3.335 Ac

Tr 9
6.245 Ac



Jim & Chrystal Pannell
J. A. Ramsey AB 186

TR 2-2 Roland^{E.} 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

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

Jennifer J. 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