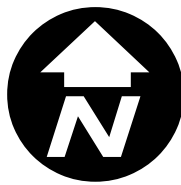


City of Rockwall

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

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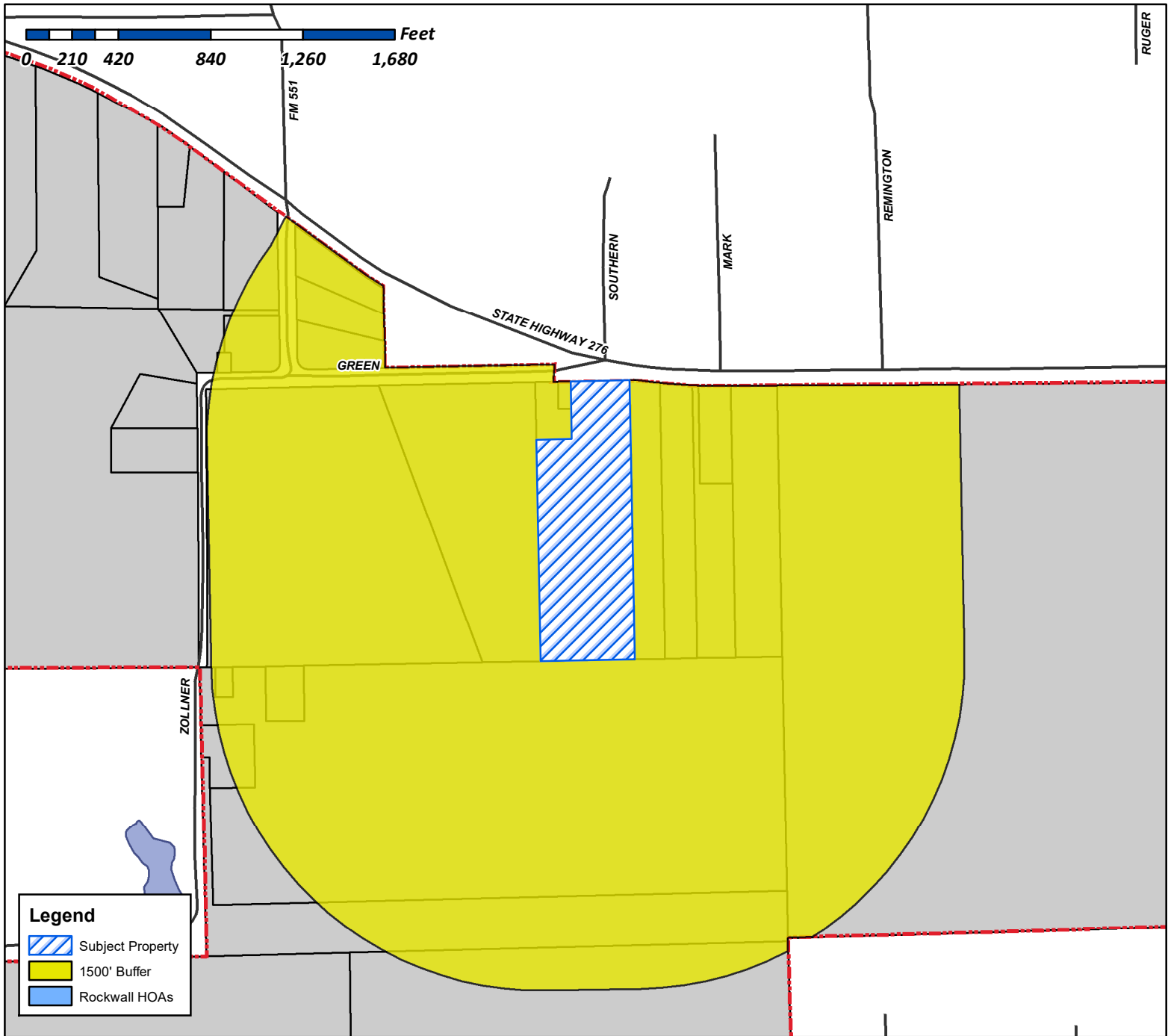




City of Rockwall

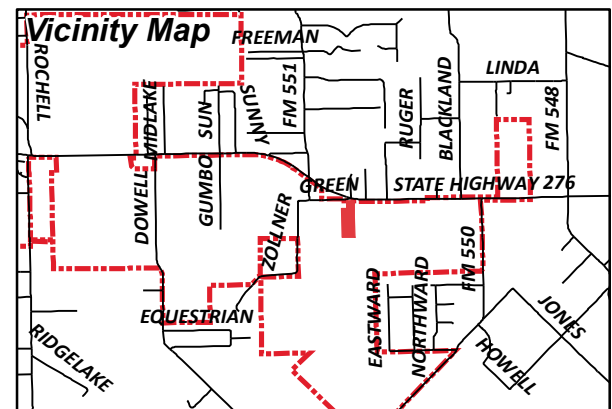
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
 For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

Zoning Application Letter

From: Todd Richard Panzner (toddrichardpanzner@yahoo.com)

To: kbrooks@rockwall.com

Date: Friday, August 16, 2019, 12:50 PM CDT

To Mr. Korey Brooks and the planners at the City of Rockwall,

I, Todd Richard Panzner, on this day of Friday, August 16th, 2019, am making a formal, written request to make a zone change for the undeveloped and vacant 11.85 acre parcel of land located at 5651 Green Circle, which is due south of Southern Junction Live. I am requesting and applying to change the zoning from agricultural, which it is currently zoned as, to commercial, which is what it is designated as on the City of Rockwall's "Future Land Use Map." I, along with my two sisters, Heather Panzner and Shannon Panzner, are the current owners of this property.

Attached to this letter you will find a PDF copy of the existing survey for the above-referenced property.

Thank you for consideration in this matter.

Respectfully,

Todd Richard Panzner



98729-6 (1) - Survey - 5651 Green Cir.PDF
279.1kB

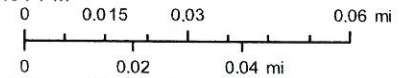
Web Map



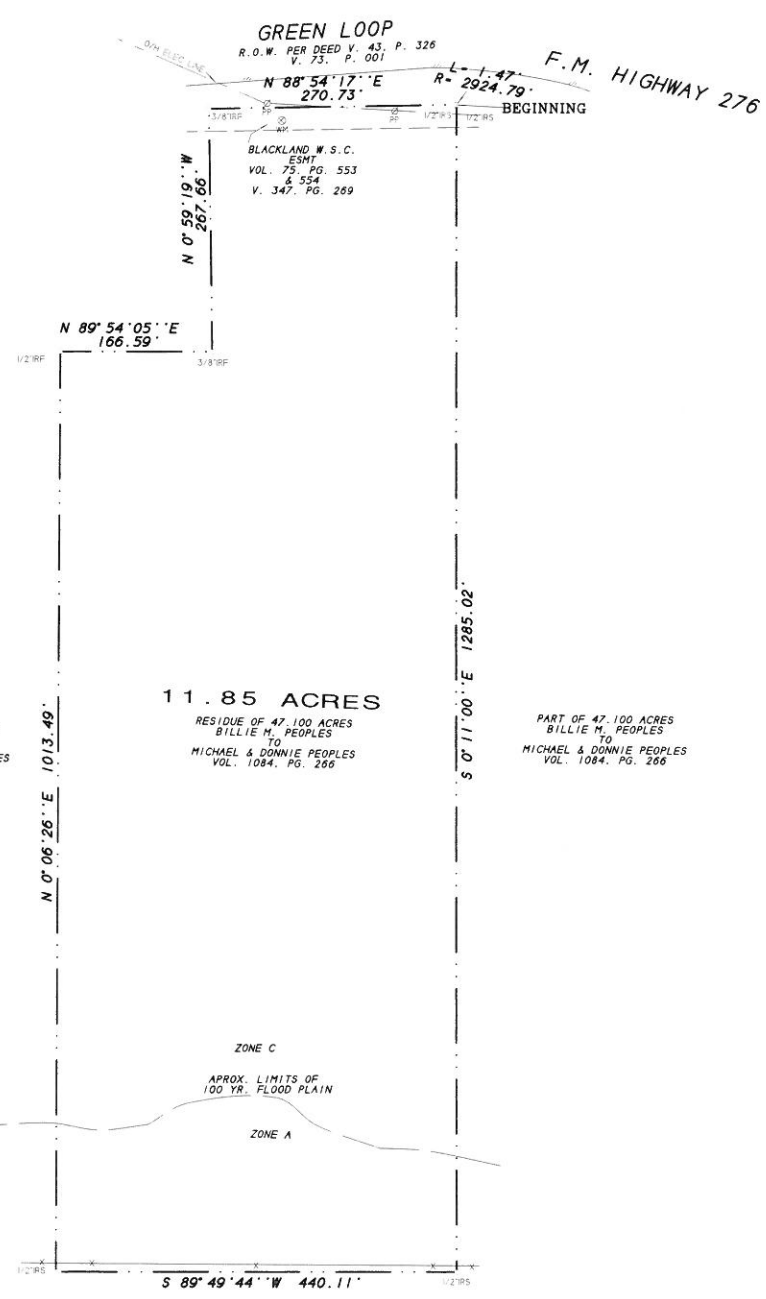
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1.2,257



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GREEN LOOP
R.O.W. PER DEED V. 43, P. 326
V. 73

F.M. HIGHWAY 276
L-1.47'
R-2924.79'
BEGINNING

BLACKLAND W.S.C.
ESHT
VOL. 75, PG. 553
& 554
V. 347, PG. 269

11.85 ACRES

14.3 ACRES
PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

RESIDUE OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

ZONE C

APROX. LIMITS OF
100 YR. FLOOD PLAIN

ZONE A

DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 89 deg. 12 min. 51 sec. W. 471.58 feet, and an arc distance of 472.08 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E. 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

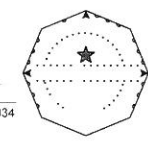
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, et F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

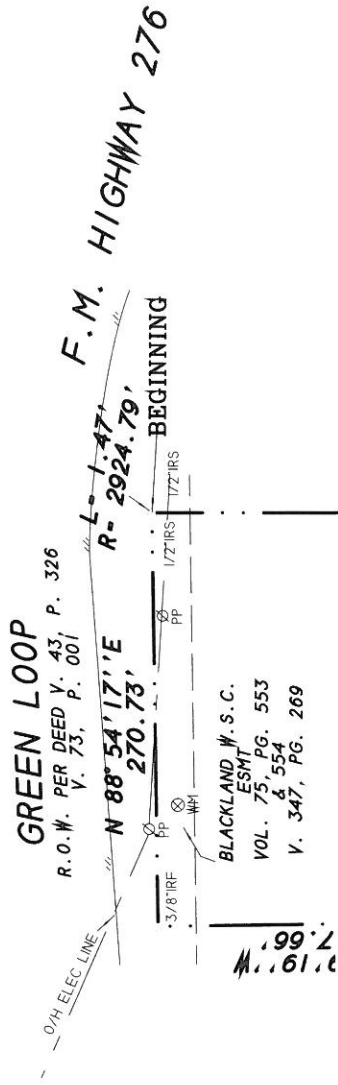
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.

306 E. WASHINGTON, SUITE C, ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 3829-S
CLIENT PEOPLES, et al. NONE



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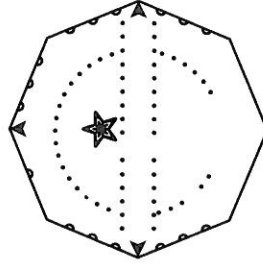
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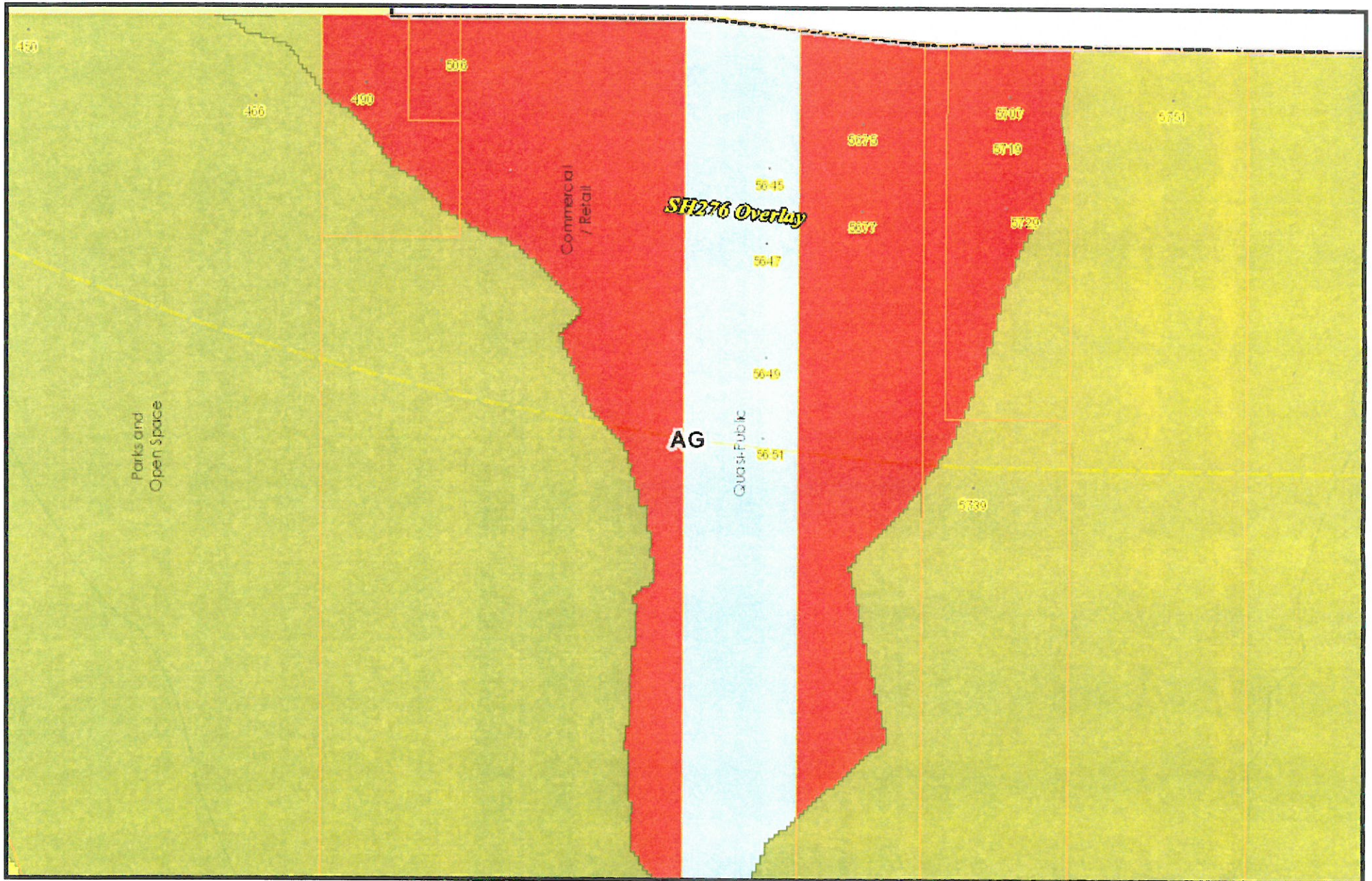
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Harold D. Fetty III, R.P.L.S. No. 5034

Web Map



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