

#19



### NAVARRO COUNTY PLANNING & DEVELOPMENT

Stanley Young - Director  
Osha Joles -911 Addressing  
Scott Wiley – Environmental Services

601 N. 13<sup>th</sup> Street Suite 1  
Corsicana, Texas 75110

Phone: (903) 875-3312

Fax: (903) 875-3314

#### APPLICATION FOR A ZONING DISTRICT CHANGE

Name of applicant: Armadillo Solar Center, LLC  
Address: 812 San Antonio Street, #500  
City, state, zip code: Austin, TX 78701  
Phone number: 434-529-0374

Address or location where zoning change is being requested: (a survey plat or deed with property description must be attached) Please see attached

Current zoning classification: Agriculture  
Proposed zoning classification: Industrial  
Proposed use of property: Solar power electric generating facility  
Reason for zoning change: Armadillo Solar Center, LLC is requesting a rezoning application for a proposed solar electric generating facility from agricultural to industrial for a small portion of the Richard Chambers Lakeshore area district

Name of property owner: Peggy Hamilton Herod  
Address: 1221 Lexington SQ  
City, state, zip code: Corsicana, TX 75110  
Phone number: 903-229-0190

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing, representation and/or presentation of this request. Must be accompanied by attached affidavit.

**I understand that it is necessary for me or my authorized agent to be present at the Planning and Zoning Commission public hearing.**

Signature of Owner: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

Address of Agent: 812 San Antonio Street #500, Austin TX 78701

Phone number of Agent: 434-529-0374



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Date of Planning and Development Hearing: November 5th, 2020  
Date of Commissioners Court Hearing: November 9th, 2020  
Case Number: 20-485 Fee: \$150.00

This request will not be scheduled for public hearing until the attached application is completed, the fee paid and returned to the office of Planning and Development.

Application must be accompanied by a list of all property owners within 200 feet of the boundaries of subject tract.

Legal description of property: (legal description must be attached)  
See attached

Survey Name: \_\_\_\_\_ Abstract Number: \_\_\_\_\_  
Name Deed recorded in: \_\_\_\_\_  
Volume and page number: \_\_\_\_\_  
Change in Zoning from: Agricultural to Industrial

State of existing neighborhood character:

- a. Predominant land use:  
Single Family \_\_\_ Multifamily \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Vacant \_\_\_ Agricultural X
- b. Conditions: Sound X Deteriorating \_\_\_ Mixed \_\_\_
- c. Are there deed restrictions which could prevent this property from being used in the manner herein proposed?  
Yes \_\_\_ No X
- d. Have all persons having any financial interest in the request been listed or are signatories to this application? Yes X No \_\_\_
- e. Will the area have any through traffic? Yes \_\_\_ No X
- f. Are there any pollution or environmental hazards or other objectionable hazards affecting the proposed use? Yes \_\_\_ No X
- g. Is the site located in a floodplain? Yes X No \_\_\_
- h. Is it in the watershed of any flood control structure? Yes \_\_\_ No X
- i. What is the predominant zoning in the area? Agricultural
- j. Is the area developed the same as it is zoned? X Yes
- k. Will the requested change alter a logical transition between zoning patterns? Yes \_\_\_ No X
- l. Are there any peculiarities of the proposed use that are likely to affect neighboring properties, such as unusual or long hours, heavy traffic, lights, noise or trash? Yes X No
- m. If yes, explain. The proposed rezoning will have slight traffic and lighting impacts for a 12 month period during the construction of the facility

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_



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**AFFIDAVIT FOR AUTORIZED AGENT**

Description of property: (legal description must be attached)

\_\_\_\_\_

This is to be completed only I a person other than the owner is representing this application.

I, \_\_\_\_\_ hereby certify that I am the record owner of the property listed above and I hereby authorize Armadillo Solar Center, LLC to act on my behalf in the application process for a Zoning Change on this property.

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

STATE OF TEXAS  
COUNTY OF NAVARRO  
KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a notary public in and for the State, on this day personally appeared, \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purpose herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

## Legal Descriptions

- **Property ID: 43942**

Legal Description: ABS A10590 D MCGARY ABST TRACT 11 85.47 ACRES

85.47 acres of land, more or less, out of the D. H. McGary Survey, A-590, Navarro County, Texas, being more particularly described as Fourth Tract in a Deed, dated January 8, 1960, from the First National Bank of Corsicana, Texas, Trustee under the Will and Estate of Robert E. Tatum, deceased to Snead Hamilton, recorded in Volume 667, Page 282 of the Deed Records, Navarro County, Texas, described as follows:

All that certain lot, tract or parcel of land situated, lying and being in Navarro County, Texas, known and described as 85.47 acres of land, more or less, being part of the D. H. McGary Survey, described as follows;

BEGINNING at the SE corner of said Survey from which a double P.O. brs. N 62 E 146 vrs;  
THENCE N 30 W 691 vrs. to stake in fence;

THENCE S 76 W with said fence which is the South line of P. J. Baker's 177 acre tract, 779 vrs. to a stake;

THENCE S 30 E 880 vrs. to stake in South line of said McGary Survey;

THENCE N 60 E 740 vrs. to the place of Beginning, and containing 102.97 acres of land, save and except 17-1/2 acres off of the east side of said 102.97 acres conveyed to E. A. Boyd by deed of record in Vol. 44, Page 13, of the Deed Records of Navarro County, Texas, and being the same property described in and conveyed by deed from Roy Graham, et ux, to H. E. Tatum, et al, dated December 20, 1943, recorded in Vol. 425, Page 90, of the Deed Records of Navarro County, Texas.

- **Property ID: 43944**

Legal Description: ABS A10590 D MCGARY ABST TRACT 14 46.0 ACRES

- **Property ID: 42389:**

Legal Description: ABS A10194 T CHURCH ABST TRACT 2 559.1 ACRES

### Tract 1

246.00 acres of land, more or less, out of the T. J. Church Survey, A-194, the H. Garlick Survey, A-315 and the D. H. McGary Survey, A-590, Navarro County, Texas, being more particularly described as Tract One of 123 acres and Tract Two of 123 acres in a Warranty Deed, dated January 13, 1943, from J. W. Graham and Mrs. Lillie Graham to R. L. Graham, recorded in Volume 416, Page 265, Deed Records, Navarro County, Texas.

### Tract 2

248.22 acres of land, more or less, out of the T. J. Church Survey, A-194 and the D. H. McGary Survey, A-590, Navarro County, Texas, being more particularly described as Second Tract of 107.72 acres, Third Tract of 17.50 acres, Fourth Tract of 118.00 acres and Fifth Tract of 5.0 acres

in a Warranty Deed, dated August 18, 1943, from John O. Goodin, et al to Snead Hamilton, recorded in Volume 418, Page 350 of the Deed Records, Navarro County, Texas.

85.47 acres of land, more or less, out of the D. H. McGary Survey, A-590, Navarro County, Texas, being more particularly described as Fourth Tract in a Deed, dated January 8, 1960, from the First National Bank of Corsicana, Texas, Trustee under the Will and Estate of Robert E. Tatum, deceased to Snead Hamilton, recorded in Volume 667, Page 282 of the Deed Records, Navarro County, Texas, described as follows:

All that certain lot, tract or parcel of land situated, lying and being in Navarro County, Texas, known and described as 85.47 acres of land, more or less, being part of the D. H. McGary Survey, described as follows;

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**OFFICIAL NOTICE**

October 19, 2020

The Navarro County Lake Planning and Zoning Commission will conduct a meeting on Thursday, November 5<sup>th</sup>, 2020 at 5:00 P.M. in the annex conference room located at 601 N. 13<sup>th</sup> Street Corsicana, TX. They will be asked to consider the following request.

As an interested property owner, you are invited to attend this hearing.

Name of Applicant: **Armadillo Solar Center, LLC**

Address of Applicant: **812 San Antonio Street, #500 Austin, Texas 78701**

Applicant request:

**Consideration of an Application for a Zoning District Change from Agricultural to Industrial  
Parcel ID No. 42389**

If a more detailed property description or additional information, is desired, please contact the Planning and Development office in the Navarro County Annex Building located at 601 N. 13<sup>th</sup> Street, Suite 1, Corsicana, Texas 75110. Or you may call 903-875-3312.

(DETACH HERE)

Name of Applicant: **Armadillo Solar Center, LLC**

Address of Applicant: **812 San Antonio Street, #500 Austin, Texas 78701**

Applicant request:

**Consideration of an Application for a Zoning District Change from Agricultural to Industrial  
Parcel ID No. 42389**

If you wish to oppose this application, you must do so in writing, before or at the public hearing. Comments may be returned to the Navarro County Planning and Development office, in the annex building located at 601 N. 13<sup>th</sup> Street Suite # 1 Corsicana, TX Attention: Stanley Young, Director

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed name

## List of adjacent land owners

Head Investments Co PO.Box 467 Corsicana, TX 75151	42410
Charles B Fryer PO Box 489 Fairfield, TX 75840	43940
Danny & Mary Rich 9101 Freeport Dr Denton, TX 76207	43937, 42918
Ellen Willis Lewis 753 W 2 <sup>nd</sup> Ave Corsicana, TX 75110	62933
Montie & Martin Montfort 325 SE CR 3070 Corsicana, TX 75109	43333, 38819
Ronald Willis 753 W 2 <sup>nd</sup> Ave Corsicana, TX 75110	42405
Clyde & Yvonne Vinson 3478 FM 3243 Corsicana, TX 75109	42406, 38822
Amy Knauth Cook 700 SE CR 2200 Corsicana, TX 75109	63124

