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NAVARRO COUNTY PLANNING & DEVELOPMENT

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

601 N. 13th Street Suite 1
Corsicana, Texas 75110

Phone: (903) 875-3312

Fax: (903) 875-3314

Date of Planning and Development Hearing: November 5th, 2020
Date of Commissioners Court Hearing: November 9th, 2020
Case Number: 20-486 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)
ABS A10517 WW McCawless Abst Tract 11 5.79 Acres TAX ID 44934 AH Tax ID: 105170000110000000
Survey Name: Abstract Number: A10517
Name Deed recorded in: Warren Walker, Kelley Walker
Volume and page number:
Change in Zoning from: Agriculture to commercial

State of existing neighborhood character:

- a. Predominant land use: Single Family \_\_\_ Multifamily \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Vacant \_\_\_ Agricultural X
b. Conditions: Sound \_\_\_ Deteriorating X Mixed X
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 \_\_\_ No X
h. Is it in the watershed of any flood control structure? Yes \_\_\_ No X
i. What is the predominant zoning in the area? Agriculture & Residential
j. Is the area developed the same as it is zoned? no
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 \_\_\_ No X
m. If yes, explain.

Signature of owner: [Handwritten Signature] Date: 10-22-2020



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APPLICATION FOR A ZONING DISTRICT CHANGE

Name of applicant: Kelley Walker & Warren Walker
Address: 1809 Smith Lane
City, state, zip code: Arlington TX 76013
Phone number: 817-253-0049

Address or location where zoning change is being requested: (a survey plat or deed with property description must be attached) Abs A10517 WW McCaules Abst
TAX ID 44934 Tract 11 5.79 Acres

Current zoning classification: Agriculture
Proposed zoning classification: Commercial

Proposed use of property: PARK MODEL RV RESORT - 14 Skirted Cabins
Reason for zoning change: to open a resort that leases land for park model cabins only - no other RV product is allowed - Only tiny home park model cabins allowed

Name of property owner: Warren & Kelley Walker
Address: 1809 Smith Lane
City, state, zip code: Arlington TX 76013
Phone number: 817-253-0049

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: [Handwritten Signature]

Signature of Agent:

Address of Agent:

Phone number of Agent:



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AFFIDAVIT FOR AUTHORIZED AGENT

Description of property: (legal description must be attached)

ABS A10517 WN McCaulles Abst Tract 11 5.79 Acres

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

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

Signature: Kelley Walker Date: 10-22-2020

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, Warren Walker, Kelley Walker, 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 22 DAY OF October, 2020.

Janice Boone Jackson MY COMMISSION EXPIRES 03-23-2023  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

