

CITY HALL  
ROCKWALL, TEXAS  
APPLICATION FOR ZONING CHANGE

Case No. 83-11-FP/SUP Filing Fee \$100.00 Date 3-29-83

Applicant JERRY LaFON AND NORMAN R. LaFON

Mailing Address Rt. 3, Box 150A, Farmersville, Tex 75031 Phone No. 782-8257

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.)

SEE ATTACHED

I hereby request that the above described property be changed from its present zoning which is "Commercial" Zoning \_\_\_\_\_ District Classification to a "Commercial" Specific Use \_\_\_\_\_ District Classification for the following reasons: (Attach separate sheet if necessary.)

1. To be used as a car auction lot
2. Periodically used for outside storage
- 3.

THERE ~~(ARE)~~ (ARE NOT) DEED RESTRICTIONS PERTAINING TO THE INTENDED USE OF THE PROPERTY.

STATUS OF APPLICANT: Owner xx 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.

Norman LaFon  
APPLICANT

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.

Bob O. Brown  
Surveyor or ~~Attorney~~ for Applicant  
(Mark out one.)

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 3-21-83

NAME Norman Rafon  
ADDRESS \_\_\_\_\_

Cash  Check  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Application for Special Use Permit</i>	<i>50.00</i>	

Received By

**1743**

FORM G-1

CITY OF ROCKWALL  
OFFICIAL RECEIPT  
PUBLIC WORKS DEPARTMENT

DATE 3-29-83

NAME Haldeman, Inc  
ADDRESS \_\_\_\_\_

Cash  Check  Other

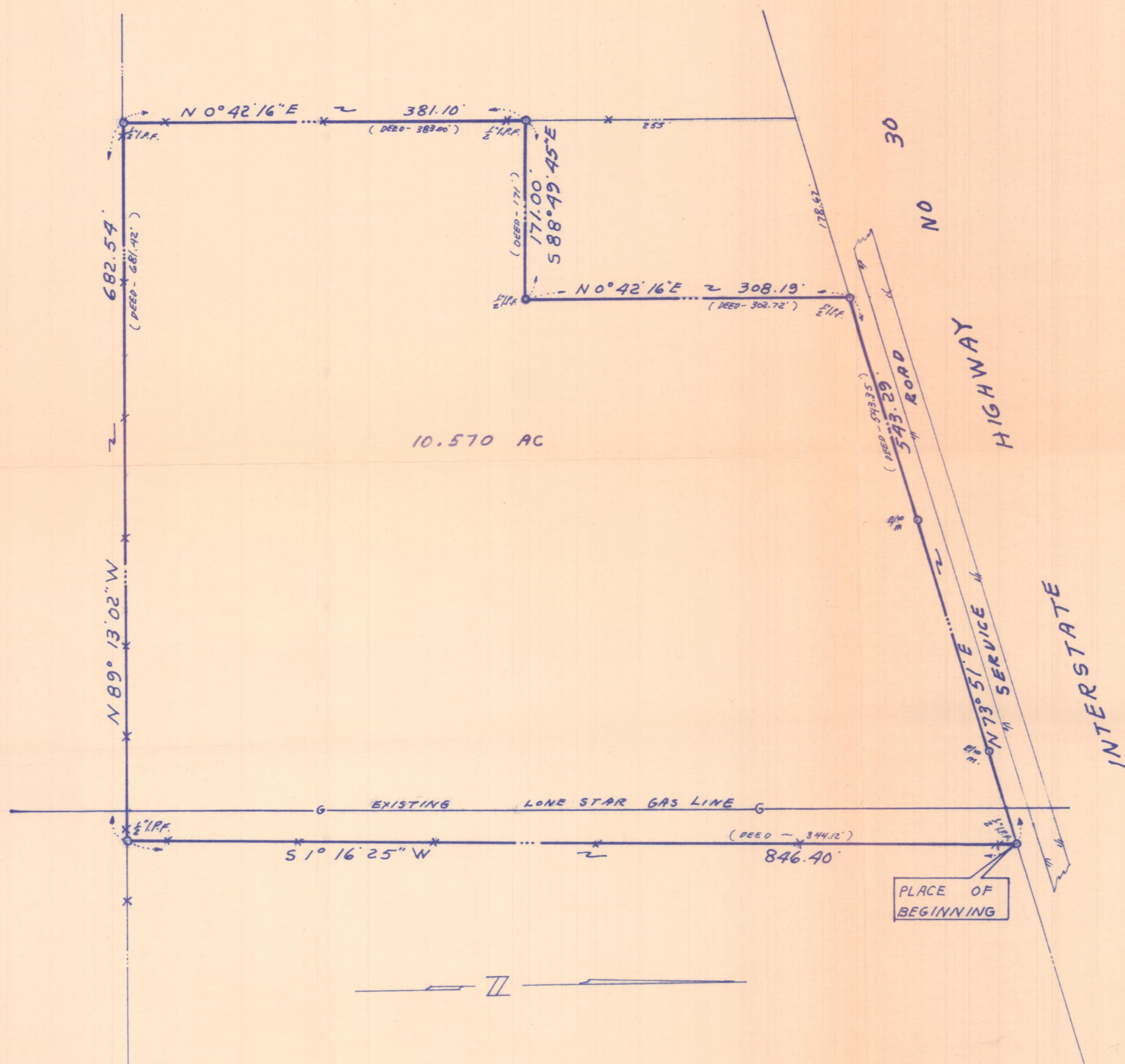
BUILDING PERMIT		
PLUMBING PERMIT		
MECHANICAL PERMIT		
ELECTRICAL PERMIT		
WATER TAP		
WATER AVAILABILITY		
SEWER TAP		
SEWER AVAILABILITY		
<i>Zoning Chg application</i>	<i>50.00</i>	

Received By

FORM I-1

**4918**





DESCRIPTION

Being, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecillia LaFon, as Recorded in Volume 164, Page 794, Deed Records Rockwall County, Texas, and being more particularly described as follows;

Beginning, at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said tract Recorded in Volume 164, Page 794, a 1/2" iron stake found for corner;

Thence, S. 1° 16' 25" W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a 1/2" iron stake found for corner;

Thence, N. 89° 13' 02" W., a distance of 682.54 feet to a 1/2" iron stake found for corner;

Thence, N. 0° 42' 16" E., a distance of 381.10 feet to a 1/2" iron stake found for corner;

Thence, S. 88° 49' 45" E., a distance of 171.00 feet to a 1/2" iron stake found for corner;

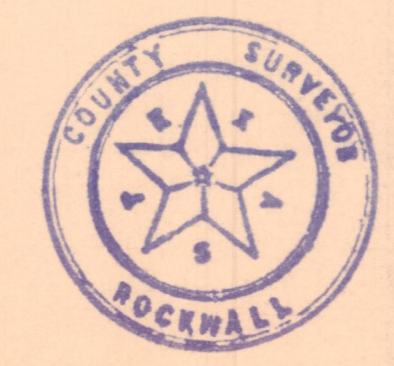
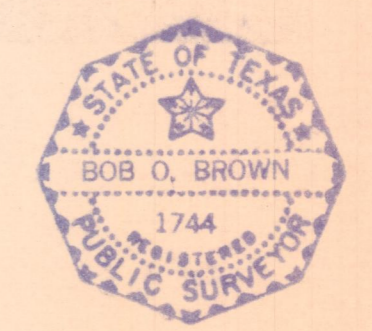
Thence, N. 0° 42' 16" E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

Thence, N. 73° 51' E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING, and containing 10.570 acres of land. This description is based on the Standard Land Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on July 9, 1982.

CERTIFICATION

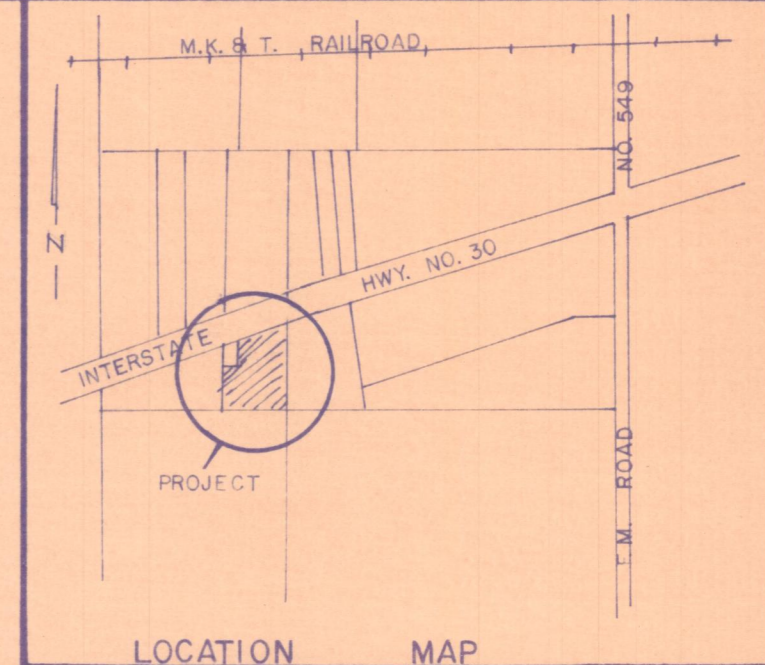
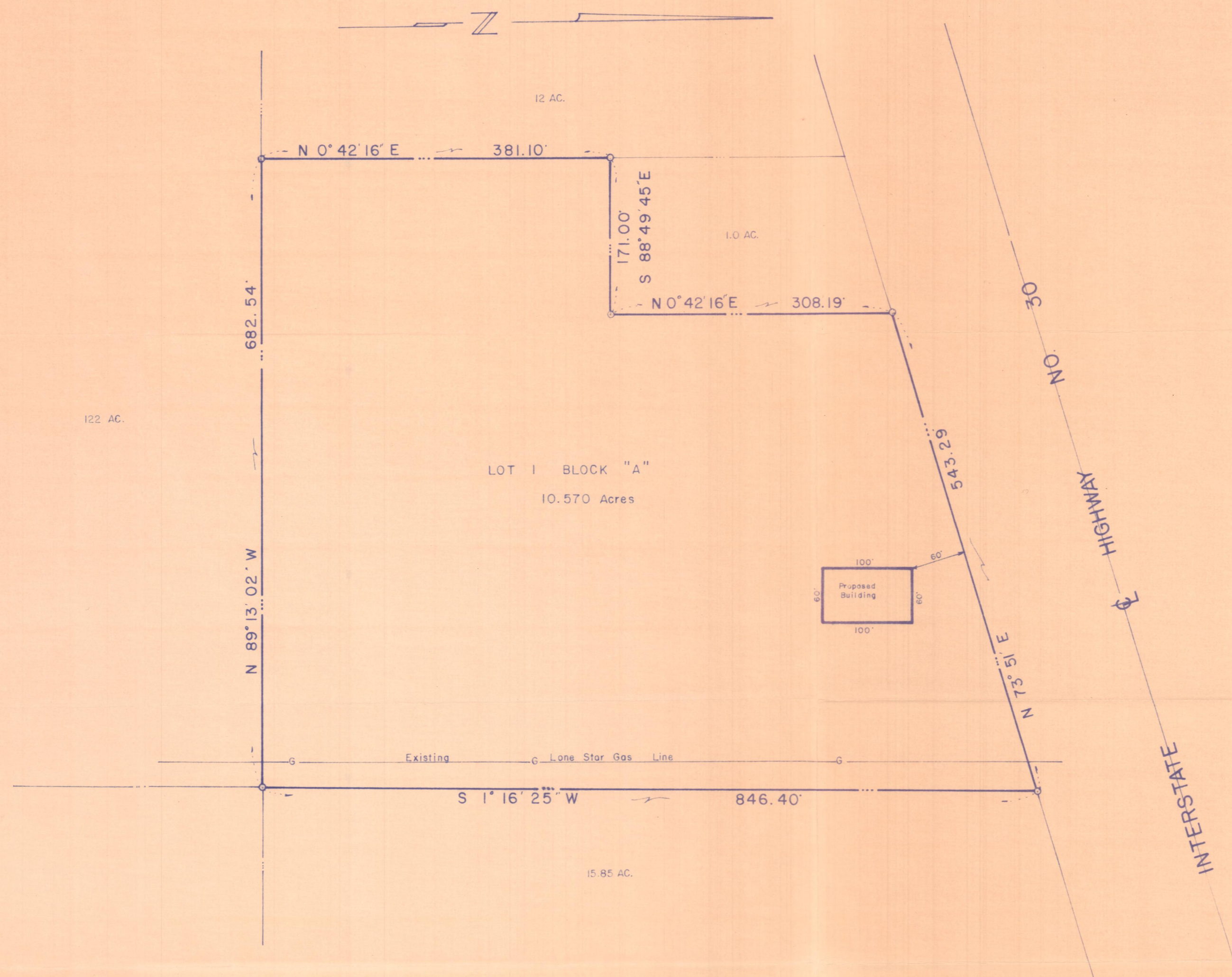
I, Bob O. Brown, do hereby certify that this survey was made on the ground, under my direction, that this plat correctly represents the facts found at the time of survey and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown and that this service conforms to the current Texas Surveyors Association Standards and Specifications for a category 1-B condition 3 Survey. This plat is for the exclusive use of Jerry and Jackie LaFon, Norman and Cecillia LaFon and the undersigned surveyor is not responsible to any others.

Bob O. Brown  
 Bob O. Brown, Registered Public Surveyor  
 #1744



NO.	DATE	REVISION	BY
SHEET TITLE		PROJECT NO.	
STANDARD LAND SURVEY		6902	
John Lockhart Survey, Abstract No. 134		SCALE	
Rockwall County, Texas		1"=100	
PROJECT		DATE	
10.570 acres		7-9-82	
Volume 164, Page 794		DRAWN BY	
		B.B.	
		CHECKED BY	
		notes	
		DRAWING NO.	
		K.B.	
<b>BROWN LAND SURVEYORS</b>			
304 W. Rusk P. O. Box 65			
ROCKWALL, TEXAS 75087			
(214) 722-3036 226-7522			
		OF _____ SHTS	





PRELIMINARY PLAT

LA FON SUBDIVISION

CITY OF ROCKWALL

JOHN LOCKHART SURVEY ABSTRACT NO. 134

ROCKWALL COUNTY, TEXAS

OWNERS

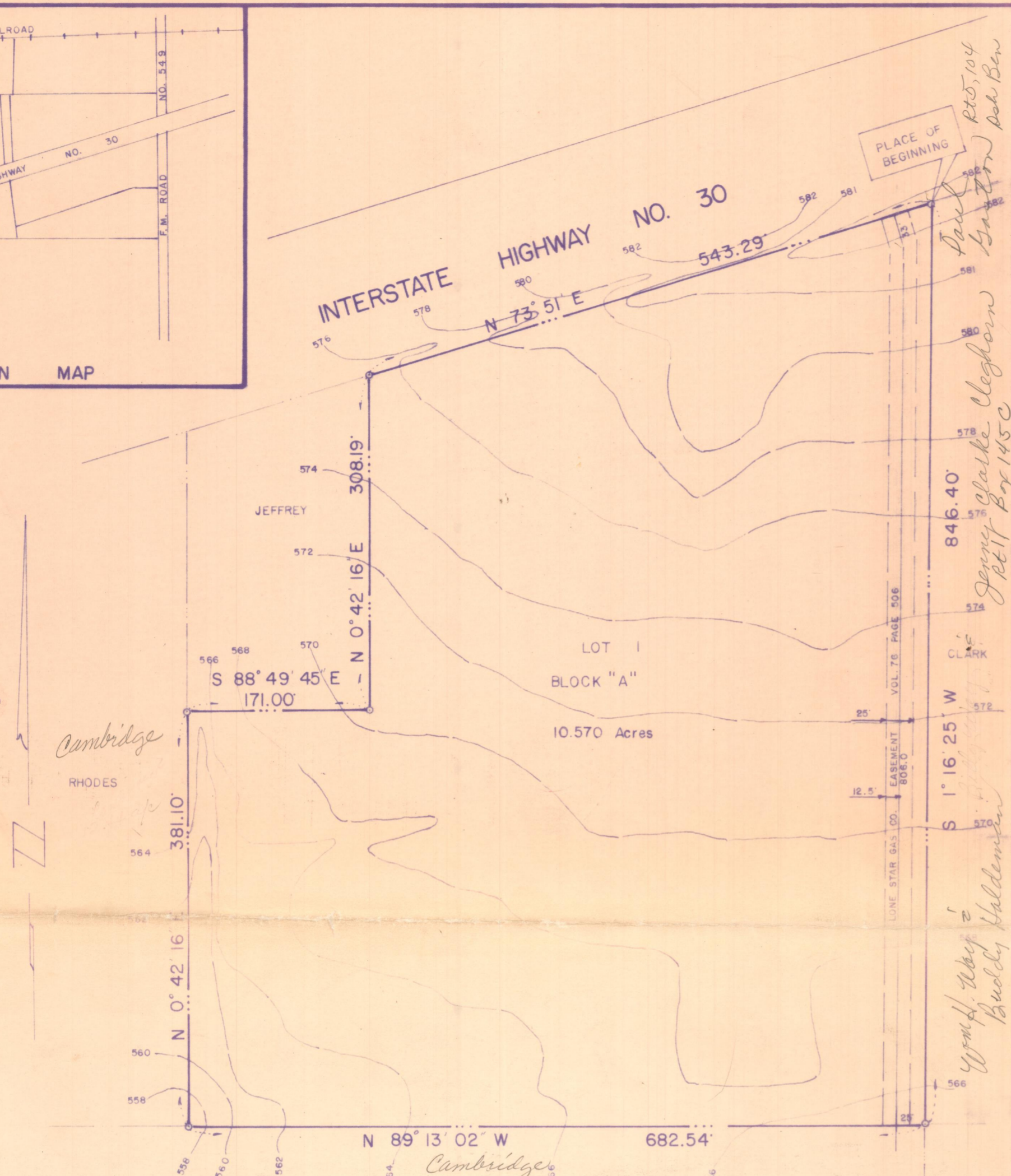
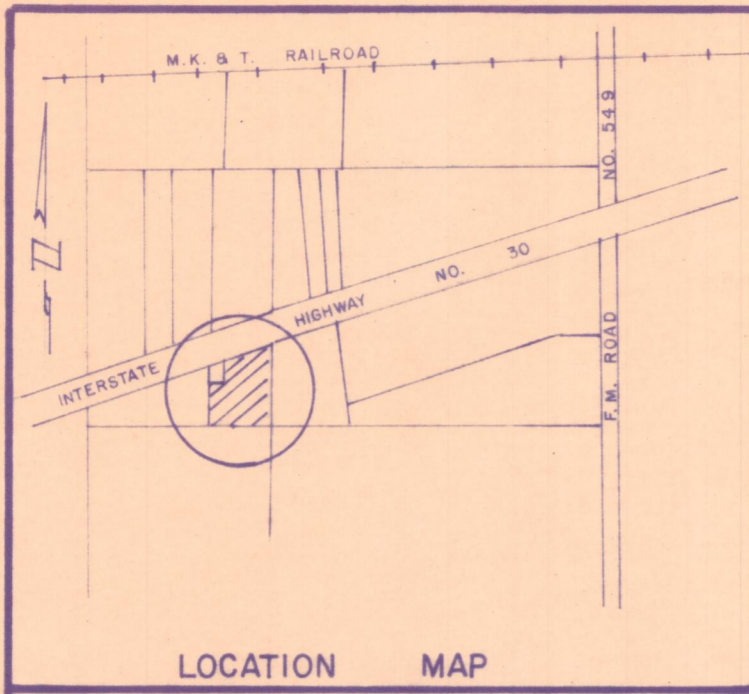
JERRY L. LA FON JACKIE LA FON  
 NORMAN R. LAFON CECILLA LA FON

BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65  
 SCALE 1"=100'

ROCKWALL, TEXAS  
 MARCH 15, 1983





FINAL PLAT

**LA FON SUBDIVISION**

CITY OF ROCKWALL  
 JOHN LOCKHART SURVEY ABSTRACT NO. 134  
 ROCKWALL COUNTY TEXAS

OWNERS

JERRY L. LA FON JACKIE LA FON  
 NORMAN R. LA FON CECILLA LA FON  
 ROUTE 3 BOX 150-A FARMERSVILLE, TEXAS 75031

BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS 75087  
 SCALE 1" = 100' MARCH 15, 1983

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecilia LaFon, as recorded in Volume 164, Page 794, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being the Northeast corner of said tract, recorded in Volume 164, Page 794, a 1/2" iron stake found for corner;

THENCE, S. 1° 16' 25" W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a 1/2" iron stake found for corner;

THENCE, N. 89° 13' 02" W., a distance of 682.54 feet to a 1/2" iron stake found for corner;

THENCE, N. 0° 42' 16" E., a distance of 381.10 feet to a 1/2" iron stake found for corner;

THENCE, S. 88° 49' 45" E., a distance of 171.00 feet to a 1/2" iron stake found for corner;

THENCE, N. 0° 42' 16" E., a distance of 308.19 feet to a point on the South line of Interstate Highway No. 30, a 1/2" iron stake found for corner;

THENCE, N. 73° 51' E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, being owners do hereby adopt this plat designating the herein above described property as LaFon Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all of part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1983.

BY Jerry L. LaFon BY Jackie LaFon  
 BY Norman R. LaFon BY Cecilia LaFon

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Jerry L. LaFon, Jackie LaFon, Norman R. LaFon, and Cecilia LaFon, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1983.

Notary Public for the State of Texas  
 My Commission Expires \_\_\_\_\_

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1983.

Notary Public for the State of Texas  
 My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL:

City Administrator \_\_\_\_\_ Date \_\_\_\_\_

APPROVED:

Chairman Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of the LaFon Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1983.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1983.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_



March 14, 1983

City of Rockwall  
City Hall  
Rockwall, Texas 75087

Gentlemen:

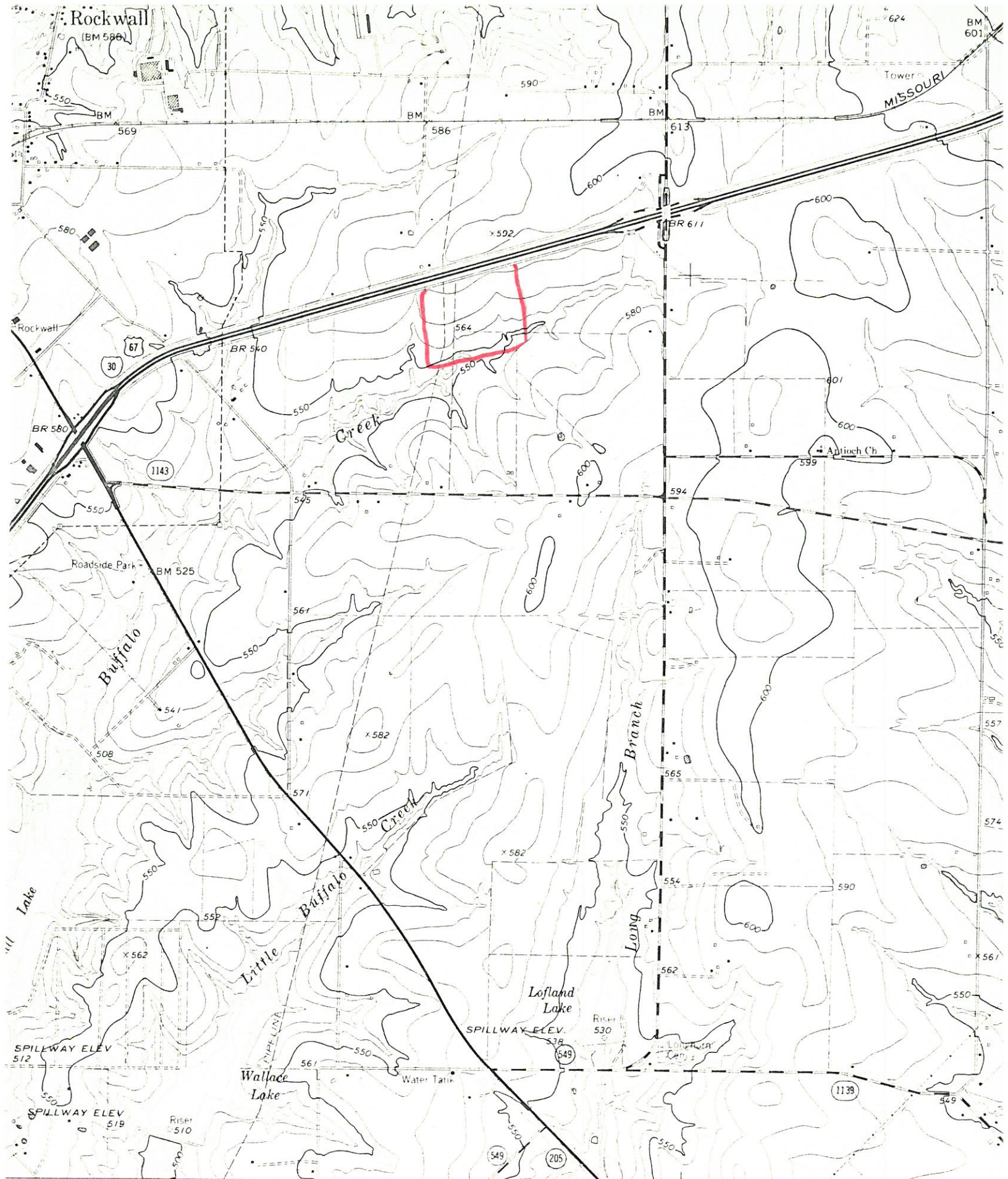
We come asking the City of Rockwall for a Special Use Permit to operate a car auction with outside storage on a tract of land east along I-30.

We would appreciate your attention in this matter at your earliest convenience.

Sincerely,

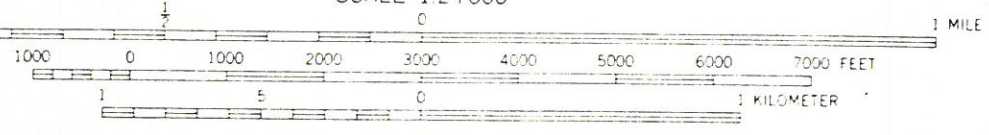
  
Norman LaFon





739 (FORNEY NORTH) 6749 IV SW 12 MI TO INTERSTATE 20 25 742 743000m E.  
 TERRELL VIA INTERSTATE 20, 14 MI.

SCALE 1:24000



CONTOUR INTERVAL 10 FEET  
 DOTTED LINES REPRESENT 5 FOOT CONTOURS  
 DATUM IS MEAN SEA LEVEL



QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



4. A request from Jerry Lafon for a Specific Use Permit for outdoor storage for a car auction facility on a 10.5 acre tract of land located on I-30 east of Highway 205, more particularly described as follows:

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and also being that tract as conveyed to Jerry L. LaFon and wife, Jackie LaFon and Norman R. LaFon and wife, Cecillia LaFon, as recorded in Volume 164, Page 794, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being the North-east corner of said tract recorded in Volume 164, Page 794, a  $\frac{1}{2}$ " iron stake found for corner;

THENCE, S.  $1^{\circ} 16' 25''$  W., leaving the said South line of Interstate Highway No. 30, a distance of 846.40 feet to a  $\frac{1}{2}$ " iron stake found for corner;

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THENCE, N.  $73^{\circ} 51'$  E., along the said South line of Interstate Highway No. 30, a distance of 543.29 feet to the PLACE OF BEGINNING and containing 10.570 acres of land.



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 14th day of April, 1983, in  
the District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Jerry Lafon  
for a Specific Use Permit for the use of outdoor storage for a  
car auction

on the following described property:

See Attached Property Description

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-11

  
\_\_\_\_\_  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-11

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

I am opposed to 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



# BROWN LAND SURVEYORS

304 WEST RUSK · ROCKWALL, TEXAS 75087 · ROCKWALL 722-3036 · DALLAS 226-7522

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Lockhart  
Ex 112.

Luton - I-30 location

- 1) Paul Gaston, Rt 5, Box 104, Ask Ben
- 2) Jenny Clarke Cleghorn Rt 1, Box 145C
- 3) Wm H. Way & Buddy Haldeman, PO Box 761
- 4) Cambridge Co., Inc. Rhodes Tract, 4950 Westgrove  
Suite 120, Dallas TX 75248

Mailed to above  
4/4/88



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Rockwall, Texas, on the request of Jerry Lafon  
for a Specific Use Permit for the use of outdoor storage for a  
car auction

on the following described property:

See Attached Property Description

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-11

Julie Couch  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-11

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

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

- The property will be improved
- Development will enhance our property value
- We appreciate new business in the area

Signature Paul Huston

Address 104 Ash Bend Dr  
Rockwall TX 75087

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

Thank you,  
City of Rockwall



BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

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Julie Couch  
City of Rockwall, Texas

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Case No. 83-11

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I am opposed to the request for the reasons listed below.

- 1.
- 2.
- 3.

William H. Gray  
Signature Buddy Waldeman  
Address \_\_\_\_\_

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

Thank you,  
City of Rockwall



ACTION RECORD

CASE NAME: Lafon Outdoor Storage - Car Auction CASE NO.: 83-11

	Planning and Zoning Commission	City Council	Date
Preliminary Plat	<u>Approved</u>	<u>Disapproved</u>	
Final Plat			
Zoning			
Changes:	<u>Approved By PZ w/ 4-14-83 - K</u> <u>6' Chain Link fence &amp; 5-2-83</u> <u>land scaping on developed frontage, rock &amp; sand coal parking area</u> <u>Council approved w/ above and accepted masonry fronted</u>		

4. A request from Jerry Lafon for a Specific Use Permit for outdoor storage for a car auction facility on a 10.5 acres tract of land located on I-30 east of Highway 205, more particularly described as follows:

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(1c-R)