

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 89-36-CUP Date Submitted 10/13/89

Filing Fee \$ 110.00

Applicant LARRY CROFFORD

Address 3051 N. GOLIAD Phone No. 771-9885 HOME  
ROCKWALL, TEXAS 75087 288-7401 WORK

Owner XX Tenant<sup>1</sup>        Prospective Purchaser<sup>1</sup>       

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

SEE ATTACHED SHEET

I hereby request that a Conditional Use Permit be issued for the above described property for: A PERMIT THAT WOULD ALLOW US TO CLOSE IN OUR EXISTING GARAGE AS WELL AS INSTALLING AIR CONDITIONING AND HEATING SO WE CAN KEEP TWENTY FIVE SHOW DOGS. THESE DOGS WILL BE FOR SHOW PURPOSES ONLY; THERE WILL BE NO BREEDING OR SELLING.

*line* The current zoning on this property is AGRICULTURAL.  
There <sup>space</sup> are / are not <sup>space</sup> deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Larry Crofford  
LARRY CROFFORD

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

<sup>2</sup>The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. 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.

LEGAL DESCRIPTION

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEGINNING at an iron rod found in a fence post for corner that is the Southwest corner of a 40 Acre tract recorded in Volume 71 Page 420 Deed Records Rockwall County, Texas, said point also being in the West line of the W.T. DEWEESE SURVEY, ABSTRACT NO. 71;

THENCE North 00 degrees 00 minutes 31 seconds East, with a fence along the West line of the W.T. DeWeese Survey, a distance of 290.22 feet to an iron rod found in fence post for corner;

THENCE North 89 degrees 43 minutes 08 seconds East, a measured distance of 1478.12 feet (North 89 degrees 51 minutes 48 seconds East, 1477.68 feet Deed) leaving the said West line of the W.T. DeWeese Survey, and generally along a fence, to an iron rod found for corner on the West Right of Way line of State Highway No. 205, (100 ft. R.O.W.) said point also being the beginning of a curve to the left having a central angle of 02 degrees 55 minutes 36 seconds measured, (02 degrees 53 minutes 32 seconds Deed), a radius of 5779.58 feet;

THENCE around said curve and along the West right of way line of State Highway No. 205, a measured distance of 295.22 feet, (291.75 feet Deed), to an iron rod found for corner;

THENCE South 89 degrees 51 minutes 48 seconds West, leaving the said West line of State Highway NO. 205, and generally along a fence, a measured distance of 1505.93 feet (1508.08 feet Deed) to the PLACE OF BEGINNING and containing 9.996 Acres of Land.

L G CROFFORD  
3051 N GOLAIID  
ROCKWALL

TX 75087

BRIGHT MORTGAGE COMPANY  
2355 STEMMONS FREEWAY  
DALLAS, TX 75207  
TAX I.D. 75-1099382

SS OR TAX I.D. # 450-64-1573	LOAN NO. 125297 6	AS OF 12-31-88
BEGIN BALANCE 9,472.08	PAYMENTS APPLIED 711.04	REMAIN BALANCE 8,761.04
E S C R O W R E C O N C I L I A T I O N F U N D S D I S B U R S E D		
BEGINNING BALANCE 4.31	FHA/CONV MTG INS 45.93	
TOTAL DEPOSITS 1,336.00	HAZARD INSURANCE 215.00	
TOTAL DISBURSED 1,265.85	PROPERTY TAXES 1,004.92	
ENDING BALANCE 74.46		

YOUR CLOSING ESCROW BALANCE IS BEING HELD FOR PAYMENT OF BILLS AS THEY BECOME DUE

IRS REGULATIONS SPECIFY THAT INTEREST SHOULD  
BE CALCULATED FOR REPORTING AS FOLLOWS:  
1988 NET INTEREST PAYMENT 548.96

ANNUAL LOAN STATEMENT  
SEE REVERSE SIDE  
FOR IMPORTANT INFORMATION

OMR No. 1545-0001

No 13967



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Larry Crawford Date 10-13-89

Mailing Address

Job Address Permit No.

# 1412

Check [checked] Cash [ ] Other [ ]

Table with columns: DESCRIPTION, Acct. Code, Amount, DESCRIPTION, Acct. Code, Amount. Includes rows for various permits (Building, Fence, Electrical, Plumbing, Mechanical, Zoning, etc.) and their corresponding amounts.

TOTAL DUE

110.00

Received by Lisa

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

LEGAL DESCRIPTION

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THENCE around said curve and along the West right of way line of State Highway No. 205, a measured distance of 295.22 feet, (291.75 feet Deed), to an iron rod found for corner;

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N 0° 00' 31" E - 290.22

W. T. DE WEESE  
SURVEY  
NO. 71

9.996 ACS.

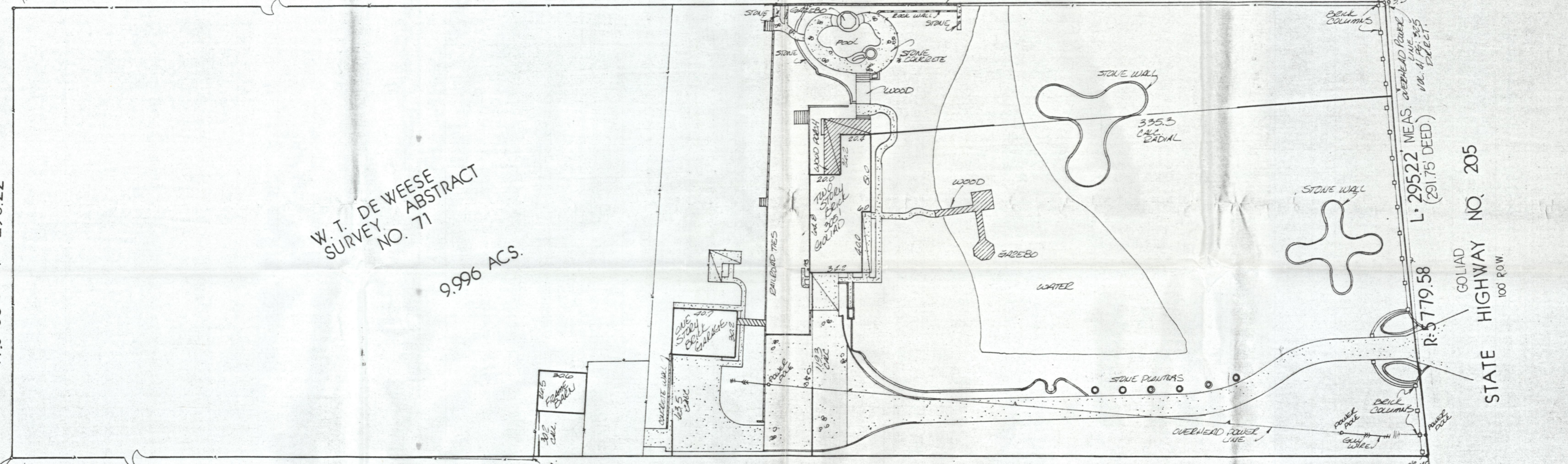
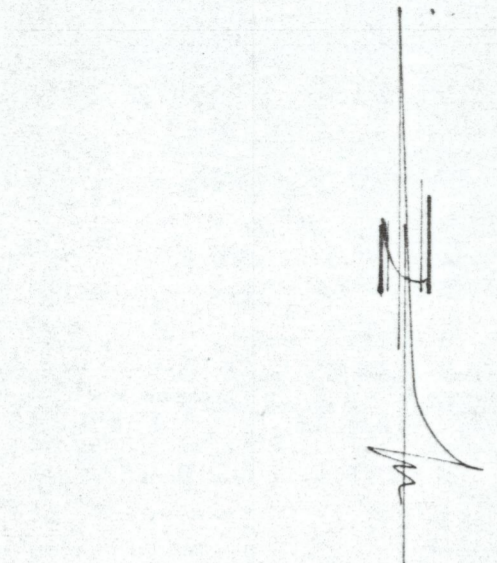
N 89° 43' 08" E. 1478.12' MEAS.  
(N. 89° 51' 48" E. 1477.68' DEED)

S 89° 51' 48" W. 1505.93 MEAS.  
(1508.08' DEED)

L 295.22 MEAS.  
(291.75' DEED)

R: 5779.58

GOLIAD  
HIGHWAY NO. 205  
STATE HIGHWAY NO. 205  
100 ft. R.O.W.



NOTE: PER THE NATIONAL  
FLOOD INSURANCE PROGRAM  
COMMUNITY FINDER  
NO. 200517-0058  
THIS PROPERTY IS NOT  
IN A FLOOD PRONE AREA.

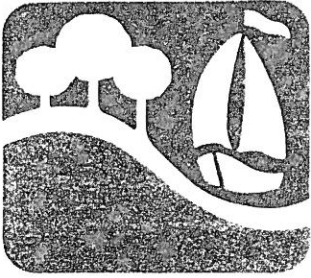
TO ALL INTERESTED PARTIES: I DID NOT SEARCH THE COUNTY RECORDS TO DETERMINE THE EXISTENCE OR RECORD STATUS OF ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT COMPANY TO DETERMINE EASEMENTS AND STATUS OF TITLE AND OWNERSHIP TO THIS PROPERTY

The data herein is a true, correct and accurate representation of the property as determined by me on the ground thereon; the lines and dimensions of said property being as indicated by the data, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and such from property from the documents submitted and that the distance from the nearest adjoining owner, or road, is as shown AS SHOWN.  
Date: 8-9-88  
JWB  
Full Copies: USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN AND UNDERSTANDING IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM

JIMMY W. FOGLE, INC.

BY:   
President

Registered Public Surveyor #1722  
10561 New Church Rd.  
Dallas, Texas 75228  
409-388-4424



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

October 18, 1989

Mr. Larry Crofford  
3051 N Goliad  
Rockwall, Texas 75087

Dear Mr. Crofford:

Your application for a Conditional Use Permit for a kennel has been scheduled for public hearing and consideration by the Planning and Zoning Commission on Thursday, November 9th at 7:30 P.M. in City Hall, 205 W. Rusk. The Planning and Zoning Commission will make a recommendation to the City Council who will consider your request at a public hearing on Monday, November 20th at 7:00 P.M.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant



# THE CROPPIN' BLOCK

Produce Company, Inc.

214 S. Town East Blvd. • Mesquite, Texas 75149 • (214) 288-7401

NOVEMBER 3, 1989

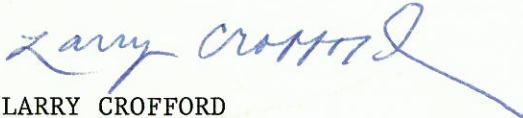
JULIE COUCH  
CITY OF ROCKWALL  
205 W. RUSK  
ROCKWALL, TEXAS 75087

DEAR JULIE,

THIS LETTER IS TO INFORM YOU THERE IS NO NEED TO PURSUE OUR REQUEST FOR A ZONING VARIANCE AT THIS TIME.

I APPRECIATE THE TIME YOU HAVE SPENT WITH ME ON THIS MATTER.

THANKS,

  
LARRY CROFFORD



**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** November 9, 1989

**Agenda No:** III.A.

**Agenda Item:** P&Z 89-36-CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Larry Crofford for a Conditional Use Permit to Allow a Kennel as an Accessory to a Residential Use in an Agricultural Zoning Classification on a 9.99 Acre Tract of Land Located on SH-205 North of the Shores

**Item Generated By:** Applicant, Larry Crofford

**Action Needed:** Hold public hearing and recommend approval or denial of the request with any conditions included in the motion.

**Background Information:**

We have received a request from the current property owner of a tract of land located just north of the Shores for a Conditional Use Permit for a kennel. The property is for sale and a prospective buyer wishes to convert an existing detached garage into a kennel for their dogs. They have approximately 25 show dogs that they have raised for their own use. They do not propose to breed or sell dogs, nor do they propose to board dogs for others. The reason they must apply for a kennel under the zoning ordinance is because our animal control ordinance prohibits the keeping of more than three dogs on a site unless the site is an approved kennel. This site contains 10 acres and, as can be seen from the attached site plan, is currently occupied with a single family structure, detached garage and a barn.

If the Commission wishes to consider approval of this request the following conditions could be considered:

1. That no dogs shall be raised for the purposes of breeding and selling to the public.
2. That the boarding of non-resident animals shall not allowed.
3. That no more than 25 dogs at any given time period shall occupy the premises.
4. That should the property owner wish to construct additional kennel facilities a site plan shall be submitted to the Planning and Zoning Commission for approval.

*Not heard  
if case  
was withdrawn*

**Attachments:**

1. Location Map
2. Site Plan

**Agenda Item:** CUP for Kennel - SH-205

**Item No:** III.A.

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, November 9, 1989, at 7:30 P.M. in City Hall, 205 W Rusk, to consider recommending approval of a request from Larry Crofford for a Conditional Use Permit for a kennel as an accessory to a residential use on a 9.996 acre tract of land located on SH-205 north of The Shores Phase 1 and further described on the attachment. As an interested property owner, you are invited to attend this hearing or notify the Commission in writing of your feeling in regard to this matter.

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

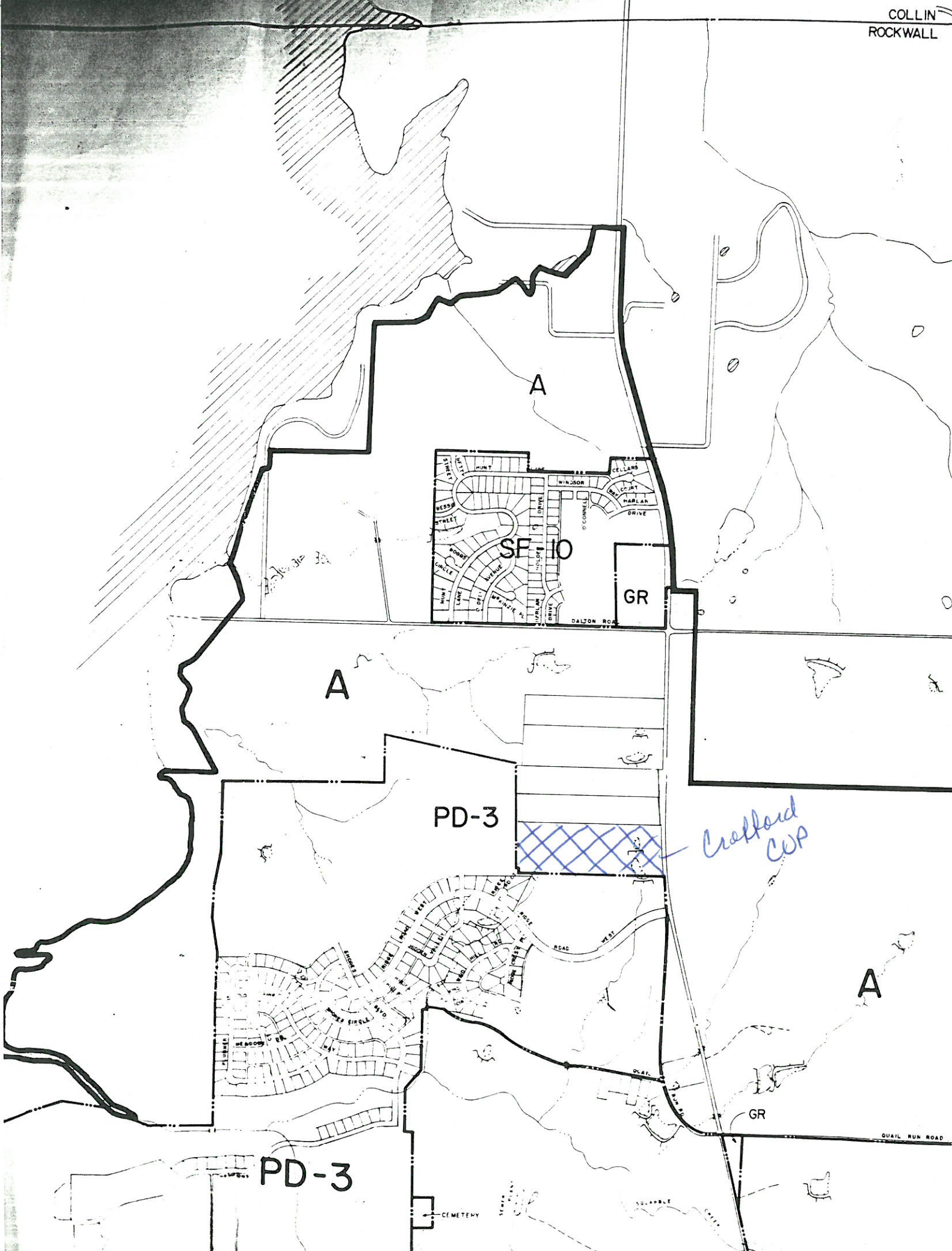
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THENCE North 80 degrees 00 minutes 31 seconds East, with a fence along the West line of the W.T. DEWEESE SURVEY, a distance of 196.72 feet to an iron rod found in fence post for corner;

THENCE North 80 degrees 43 minutes 02 seconds East, a measured distance of 1476.17 feet (North 80 degrees 51 minutes 30 seconds East, 1477.68 feet Deed) leaving the said West line of the W.T. DEWEESE SURVEY, and generally along a fence, 7/8 an iron rod found for corner on the West Right of Way line of State Highway No. 205, (105 ft. N.E.O.M.) said point also being the beginning of a curve to the left having a central angle of 67 degrees 55 minutes 46 seconds measured, (67 degrees 55 minutes 46 seconds Deed), a radius of 5779.52 feet;

THENCE around said curve and along the West Right of Way line of State Highway No. 205, a measured distance of 167.52 feet, (167.7 feet Deed), to an iron rod found for corner;

THENCE North 89 degrees 51 minutes 48 seconds West, leaving the said West line of State Highway No. 205, and generally along a fence, a measured distance of 1503.94 feet (1502.08 feet Deed) to the PLANT OF BISHOPPING and containing 6.996 Acres of land.



Larry Crefford Ab 71 & 5  
3051 N Colliad

Ab 71 Tr 2-1 W W Caruth Jr  
60.65 acres P.O. Box 31179  
Dallas TX 75231

John S. Davidson 6  
1010 Ridge Rd Court

Tr 14 Shores 205 Joint Venture  
20.341 P.O. Box 469005  
Garland TX  
75046-9005

Ab 69 Tr 16 Shores 205 Joint Venture  
121.267 ac P.O. Box 469005  
Garland, TX 75046-9005

Winkler Edward C. Winkler  
Adan 3053 N Colliad

Shores 1 Danny N Higgins  
BKM 1060 Ridge Rd West  
Pat 1

2, 3, 7 Home Savings of America  
% Bill Henderson & Co  
P.O. Box 861168  
Plano TX 75086-1168

4 Robert D Wicall  
5314 Decarport  
Garland TX 75043

5 Charles H & Linda Seammell  
1020 Ridge Road Court