

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

94-13-CUP

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 94-13-CUP

Date Submitted June 23, 1994

Filing Fee \$ 160.00

Applicant Bobby J. Crowell  
P.O. Box 466

Address Royse City, Texas 75189

Phone No. 214-636-2108

Owner \_\_\_\_\_ 1  
Tenant \_\_\_\_\_

Prospective Purchaser \_\_\_\_\_ 1

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) 2

See attached Survey and plat

I hereby request that a Conditional Use Permit be issued for the above described property for:

The current zoning on this property is General Retail  
There are/are not 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.

Bobby J. Crowell

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

I authorize this application for Conditional Use Permit to provide for four gasoline pumps as opposed to the restricted use of no more than two gasoline pumps on this site.

I. Joe Miles  
I. Joe Miles, President & CEO  
Citizens First Bank, Arkadelphia, Arkansas

Note:

1

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.

2

If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



BEING A TRACT OF LAND SITUATED IN THE B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT OF LAND DESCRIBED AS TRACT 4 IN DEED TO FIRST TEXAS SAVINGS ASSOCIATION AND RECORDED IN VOLUME 147, PAGE 474, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE WESTERLY LINE OF NORTH LAKESHORE DRIVE, A 100 FOOT WIDE RIGHT OF WAY, WITH THE NORTH LINE OF STATE HIGHWAY 66; SAID IRON ROD BEING ON A CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $01^{\circ} 17' 34''$ , A RADIUS OF 3759.71 FEET, AND A CHORD THAT BEARS SOUTH  $70^{\circ} 02' 01''$  WEST, A DISTANCE OF 84.82 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 84.82 FEET TO ANOTHER CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  $08^{\circ} 12' 51''$ , A RADIUS OF 1401.08 FEET AND A CHORD THAT BEARS SOUTH  $85^{\circ} 51' 10''$  WEST, A DISTANCE OF 200.69 FEET;

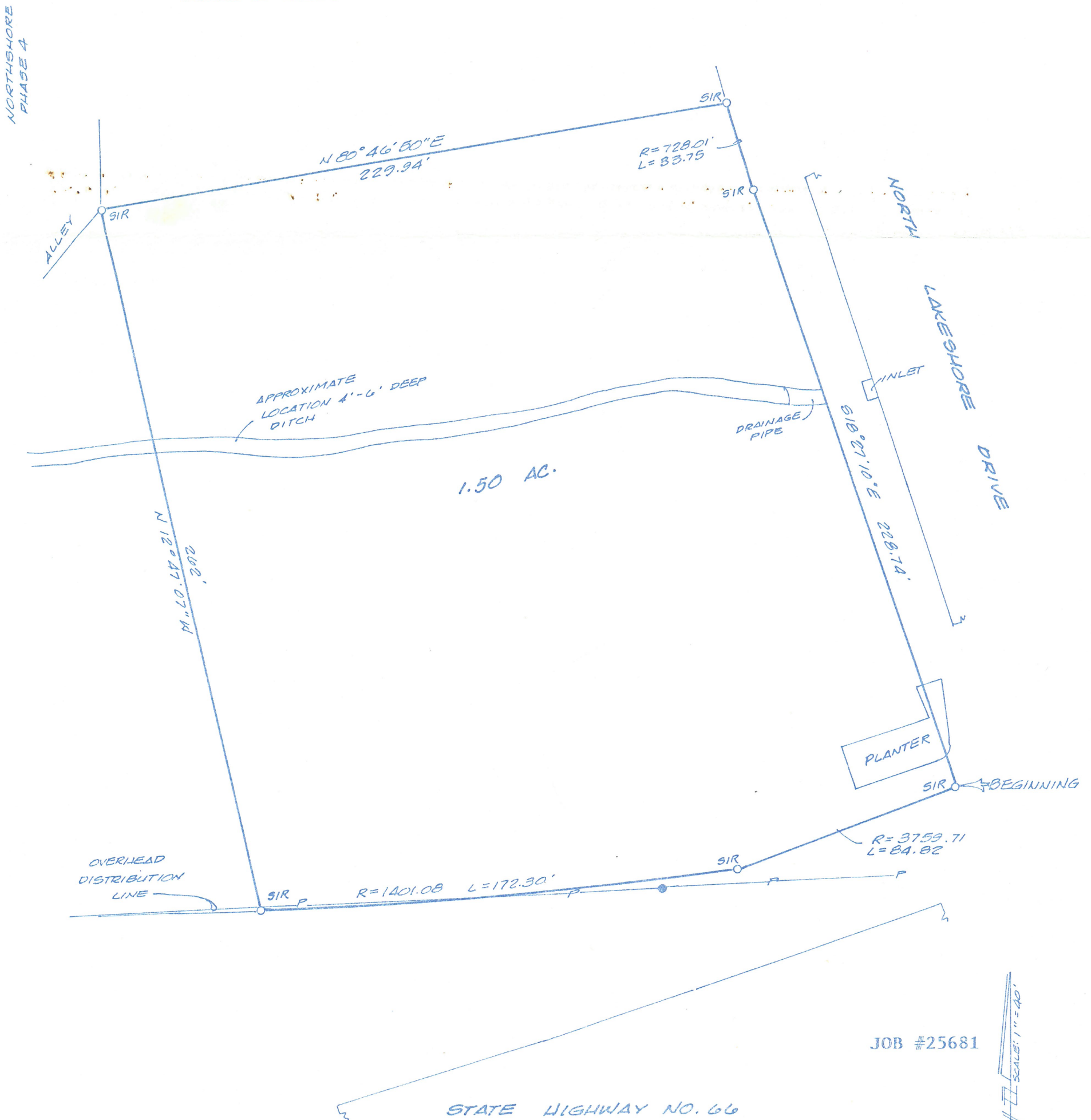
THENCE IN A WESTERLY DIRECTION ALONG SAID HIGHWAY AND CURVE, A DISTANCE OF 172.30 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH  $12^{\circ} 47' 07''$  WEST, A DISTANCE OF 262.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE NORTH  $80^{\circ} 46' 50''$  EAST, A DISTANCE OF 229.94 FEET TO AN IRON ROD SET FOR CORNER IN A CIRCULAR CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  $02^{\circ} 39' 21''$ , A RADIUS OF 728.01 FEET AND A CHORD THAT BEARS SOUTH  $17^{\circ} 07' 30''$  EAST, 33.74 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF SAID NORTH LAKESHORE DRIVE AND THE ARC OF SAID CURVE, A DISTANCE OF 33.75 FEET TO THE END OF SAID CURVE;

THENCE SOUTH  $18^{\circ} 27' 10''$  EAST, CONTINUING WITH SAID WEST LINE, A DISTANCE OF 228.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.50 ACRES OF LAND.



# **1** CITIZENS FIRST BANK

June 22, 1994

To: City of Rockwall  
Planning and Zoning Commission

RE: Application for Conditional Use Permit

Sir:

As agent for the owner of the approximate 5.708 acres of land located at the corner of State Highway 66 and Lake Shore Drive (Northwest corner), Rockwall, Texas, I authorize an application for Conditional Use Permit to provide for four gasoline pumps as apposed to the restricted use of no more than two gasoline pumps on this site.

Please notify me if any additional information is needed in order to accomodate this request.

Sincerely,



J. Joe Miles  
President & CEO

P.O. Box 218 • Arkadelphia, Arkansas 71923 • 501 / 246-2411

MEMBER F.D.I.C. MEMBER FDIC BANKRUPTCY INC.