

Form A  
City of Iowa Colony  
"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS  
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address Dawg House Trust / William Blake, Cheryl Blake  
Individual/Company/Corporation

Description of Amendment Proposed Change zoning classification  
from SFR-BR to BR.

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: W. S. Blake, Cheryl Blake

Form approved: July 20 2009

## Request for Zoning District Map Change.

**Property owner:** The Dawg House Trust / William Blake and Chery Blake  
26037 Lewis Ranch Road  
New Braunfels TX, 78132  
[REDACTED]  
832 455 1914

**Property Location:** County Road 48

**Legal Description:** A0560 HT & BRR  
Tract 190 – 191 S ½  
Acres 10.000

**Property Account Number:** 05600002000

**Zoning Classification:** SFR -BR

**Existing Uses:** Currently the property is not used for any specific purpose.

**Proposed Uses:**

I am writing to bring your attention to a prime piece of real estate that has been on the market for several years. The ten-acre property, situated near highway 288, has garnered interest primarily from potential buyers looking to establish businesses. However, the existing mixed zoning has proven to be a significant deterrent for these potential investors.

Given the strategic location of the property, surrounded by existing businesses on two sides and several others in close proximity, it appears unlikely that the land would attract residential development. The demand and interest we have seen are predominantly from entrepreneurs keen on leveraging the property for commercial purposes.

In light of these circumstances, I am formally requesting a comprehensive review and reconsideration of the property's zoning classification. Specifically, I propose that the entire ten acres be rezoned to Business Retail. This change would not only align with the current trends in the area but also streamline the sale and development process, fostering economic growth and job creation.

Moreover, I understand the importance of community engagement in matters of zoning changes. To that end, I am committed to working closely with the local community,

addressing concerns, and ensuring that the proposed change aligns with the best interests of all stakeholders involved.

In conclusion, I believe that rezoning the property to Business Retail is a strategic and timely move that will unlock its full potential for economic development. I kindly request your support in facilitating this zoning change, and I am available at your convenience to discuss this matter further.

Thank you for your time and consideration.

Sincerely,



William D. Blake



Cheryl A. Blake



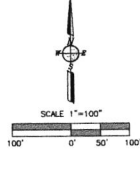
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE READ AND ASSOCIATED WITH THE FIELD NOTES AND THIS SURVEY WAS MADE ON THE GROUNDS AS FOR THE FIELD NOTES... THE SERVICE WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF A CATEGORY 1-A, CONDITION 1 FIDELITY SOCIETY OF PROFESSIONAL SURVEYORS LAND TITLE SURVEY OF THE WORLD'S PROPERTY, AND DATED MAY 14, 2019.

*Charr*  
 CHARR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR, NUMBER 487



Symbol	Description
1	1/4 Section
2	1/2 Section
3	3/4 Section
4	Section
5	Quarter Section
6	Section Corner
7	Section Line
8	Section Boundary
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**METS AND BOUNDS DESCRIPTION**  
 9.9599 ACRES (433,851 SQUARE FEET)  
 S.W. 1/4 OF SECTION 66, T.12N. R.12E. S.12E. (PLAT SHOWING PART OF IOWA COLONY)  
 BRASSARD COUNTY, TEXAS

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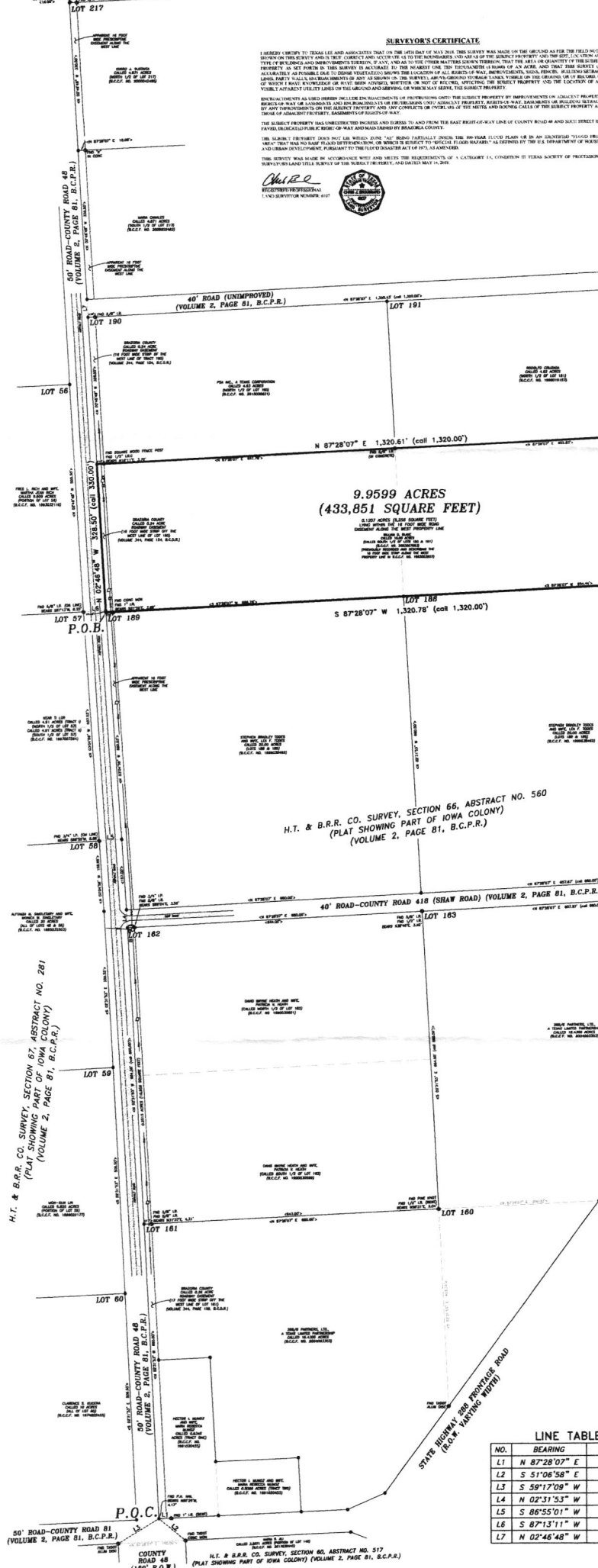
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**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 87°28'07" E	27.64'
L2	S 51°06'58" E	75.58'
L3	S 59°17'09" W	105.87'
L4	N 02°31'53" W	40.00'
L5	S 86°55'01" W	50.00'
L6	S 87°13'11" W	50.00'
L7	N 02°46'48" W	40.00'

NOTES:  
 1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4004, NAD83, 2011 REVISION.  
 2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMENTARY BY UNDER L.F. NO. [REDACTED], EFFECTIVE [REDACTED] AS LISTED (THIS ITEM WAS OBTAINED IN THE EXISTING).  
 3. PRELIMINARY FLOOD HAZARD RATE MAP (ISSUED ON 06-30-17) SHOWS THE SUBJECT TRACT IN ZONE "X-SHADED".

PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD CONVEYANCE DESIGNATED FLOOD ZONE "X" MAP # 58020C, PANEL 5110H, DATED 06-05-88. You acknowledge that you are not making any warranty for flood insurance.

**BOUNDARY SURVEY OF:**  
 9.9599 ACRES (433,851 SQUARE FEET)  
 1/4 SECTION 66, T.12N. R.12E. S.12E. (PLAT SHOWING PART OF IOWA COLONY)  
 BRASSARD COUNTY, TEXAS

SURVEYED FOR: LEE AND ASSOCIATES  
 ADDRESS: "O" COUNTY ROAD 48 ROBINSON TX 77583  
 DRAFTED: 05-14-18/BCB  
 JOB NO.: BLS-4595  
 FIELD WORK: 05-12-18/BCB  
 KEY MAP: N/A

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS, CONDITIONS AND RESERVATIONS:  
 SEE PLAT SHOWING PART OF IOWA COLONY, BRASSARD COUNTY, TEXAS, VOLUME 2, PAGE 81, B.C.P.R. (PLAT SHOWING PART OF IOWA COLONY)

**BOUSSARD LAND SURVEYING**  
 Land Surveying Services  
 17527 HARLEN LAKE FORBELL TX 77397  
 (817) 822-0868 www.broussardlandsurveying.com