



**NOTICE OF PUBLIC HEARING  
for an  
ANNEXATION REQUEST  
and  
INITIAL ZONING REQUEST**

November 16, 2017 – 6:00 p.m.  
&  
November 28, 2017 – 6:00 p.m.  
Whitehouse Council Chambers  
311 East Main Street  
Whitehouse, Texas 75791

Public hearing for annexation and initial zoning for:

Property location(s): a 7.6 acre tract of land located at 10106 FM 346W in the F. Mulharrister Survey, A0716, Tract 9B.2, Smith County, Texas, as recorded by Instrument WD 36181 on 8-1-2008 in the Official Public Records of Smith County, Texas the property of the Keller & Sons Inc.;

*Current Zoning: None*

*Proposed Zoning: Retail/Office Medium Intensity (C-M)*

a 7.4 acre tract of land located at FM 848 in the M Gutteriez Survey, A0364, Tract 01500, Smith County, Texas, as recorded in Volume 2269, Page 485 in the Official Public Records of Smith County Texas the property of Clyde A Weaver; and

a 18.650 acre tract of land located at 16667 FM 848 in the I Casey Survey, A0203, Tract 12.1 PT 19.650 AC/See TR 12 as recorded on 6-4-1984 in the Official Public Records of Smith County, Texas the property of Clyde A Weaver;

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

a 70.7 acre tract of land that includes tracts located at FM 346 E and CR 2133 in the J Draper Survey, A0290, Tract 15A and Tract 15E Smith County, Texas as recorded by Instrument SWD 52007 on 12-21-2016 in the Official Public Records of Smith County, Texas the property of American Towers; and

12715 FM 346 E in the in the J Draper Survey, A0290, Tract 15D Smith County, Texas as recorded by Instrument WD 47320 on 10-7-2002 in Volume 6672,

Page 220 in the Official Public Records of Smith County, Texas the property of Cathy Ellis; and

*Current Zoning: None*

*Proposed Zoning: Retail/Office Medium Intensity (C-M)*

12730 CR 2133 in the in the J Draper Survey, A0290, Tract 15C Smith County, Texas as recorded by Instrument WD 25364 on 5-24-2006 in the Official Public Records of Smith County, Texas the property of Calvin & Karla Cain; and FM346 E in the J Draper Survey, A0290, Smith County, Texas as recorded by Instrument WD 24025 Lot 21A.1 Lakeside Business Park on 6-10-2016 in the Official Public Records of Smith County, Texas the property of Calvin Cain; and

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

CR2133 in the in the J Herrin Survey, A0423, Tract 0004A Smith County, Texas as recorded by Instrument DG 30360 on 6-23-10 in the Official Public Records of Smith County, Texas the property of Karla Cain; and

*Current Zoning: None*

*Proposed Zoning: Light Industrial – Business Park (LI-BP)*

12801 FM 346 E in the in the J Herrin Survey, A0423 Tract 5B Smith County, Texas the property of D B Langford; and

12813 FM 346 E in the J Herrin Survey, A0423, Tract 5B.3 Smith County, Texas as recorded by Instrument WD 23439 on 8-2-1993 in Volume 3395, Page 637 in the Official Public Records of Smith County, Texas the property of Louis C & Laquita Johnson; and

At 12783 FM 346 E in the J Herrin Survey, A0423, Tract 4.2 Smith County, Texas as recorded by Instrument WD 22105 on 5-4-2007 in the Official Public Records of Smith County, Texas the property of Most Properties;

*Current Zoning: None*

*Proposed Zoning: The western most portion of the property (approximately 795 feet) as Retail/Office Medium Intensity (C-M) and the remaining as Light Industrial – Business Park (LI-BP)*

a 151.5 acre tract of land that includes tracts located at FM 346 E in the E Brown Survey, A0087, Tract 31A Smith County, Texas as recorded on 3-2-1966 in Volume 1187, Page 469 in the Official Public Records of Smith County, Texas the property of Robert L Washington; and FM 346 E in the E Brown Survey, A0087, Tract 00600 Smith County, Texas as recorded on 8-28-1003 by Instrument SWD 45359, in Volume 7310, Page 641 in the Official Public Records of Smith County, Texas the property of Robert H Allen, Trust; and

1540 Hagan Road in the E Brown Survey, A0087, Tract 00600 Smith County, Texas as recorded on 8-11-2003 by Instrument WD 41768, in Volume 7293, Page 222 in the Official Public Records of Smith County, Texas the property of Stephen W Hagan, Trust; and

Hagan Road in the E Brown Survey, A0087, Tract 38 Smith County, Texas as recorded in the official Public Records of Smith County, Texas the property of Joe P Hagan; and

Hagan Road in the E Brown Survey, A0087, Tract 31.2 Smith County, Texas as recorded in the official Public Records of Smith County, Texas the property of Robert H Allen Trust; and

Hagan Road in the E Brown Survey, A0087, Tract 17 Smith County, Texas as recorded on 7-2-2013 by Instrument WD 30758, in the official Public Records of Smith County, Texas the property of Hagan Family Partnership; and

Hagan Road in the E Brown Survey, A0087, Tract 17.4 Smith County, Texas as recorded on 7-22-1987 by Instrument WD 24349, in Volume 2705, Page 179 in the Official Public Records of Smith County, Texas the property of Joe P Hagan, Trust; and

Hagan Road in the E Brown Survey, A0087, Tract 16 Smith County, Texas as recorded on 7-2-2013 by Instrument WD 30758, in the official Public Records of Smith County, Texas the property of Hagan Family Partnership; and

Hagan Road in the E Brown Survey, A0087, Tract 15 Smith County, Texas as recorded on 7-2-2013 by Instrument WD 30758, in the official Public Records of Smith County, Texas the property of Hagan Family Partnership;

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

a 1.5 acre tract of land in the E Brown Survey, A0087 Smith County, Texas (located south of Mockingbird Place, a 41.10 acre tract in the E Brown Survey, A0087 Tract 10 Smith County, Texas owned by REH Whitehouse Acquisition and Development LLC and north of a 43.150 acre tract in the E Brown Survey, A0087 Tract 01100 Smith County, Texas owned by City of Whitehouse) the property of Union Pacific Railroad;

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

a 23 acre tract of land that includes tracts located at 18505 Hwy 110 S in the E Brown Survey, A0087, Tract 3B [part of a larger tract – see 3B.1, 3B.3 & Imp-Only 3B] and in the M Gutteriez Survey, A0364, Tract 00600 Smith County, Texas as recorded on 11-12-1988 by Instrument QCD 36473, in Volume 2868, Page 354 in the Official Public Records of Smith County, Texas the property of Michael Eugene Hendrick; and Hwy 110 S in the E Brown Survey, A0087, Tract 11 and in the M Gutteriez Survey, A0364, Tract 00610 Smith County, Texas as recorded on 12-8-1983 by

Instrument WD 44793, in the Official Public Records of Smith County, Texas the property of Joel David Wilkinson; and Hwy 110 S roadway in the E Brown Survey, A0087, and in the M Gutteriez Survey, A0364, (located south of 100 Leisure Lane Lot 1 Block 3 Country Garden Addition in the M Gutteriez, Survey, A0364 Smith County, Texas as recorded on 5-15-1995 by Instrument WD 15877, in Volume 3660, Page 102 in the Official Public Records of Smith County Texas, the property of David M & Cynthia Swinney and north of 18821 Hwy 110 S a .692 acre tract in the E Brown Survey, A0087 Tract 02320 Smith County, Texas the property of Henry M Bell Lodge # 1371;

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

a 7 acre tract of land that includes tracts located at 17636 CR 2195 in the F. Mulharrister Survey, A0716, Tract 27, Smith County, Texas, as recorded by Instrument WD 29073 on 7-18-2014 in the Official Public Records of Smith County, Texas the property of the David L and Sandra J Holm; and 17652 CR 2195 in the F. Mulharrister Survey, A0716, Lot 1, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WDV 48197 in Cabinet F, Slide 2-D on 11-30-2016 in the Official Public Records of Smith County, Texas the property of the Ashley G & Charlie C Miller; and 17660 CR 2195 in the F. Mulharrister Survey, A0716, Lot 2, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WD 20114 on 5-23-17 in the Official Public Records of Smith County, Texas the property of the John Brandon & Jessica May Hoffmann; and 17684 CR 2195 in the F. Mulharrister Survey, A0716, Lot 3, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WDV 26522 on 7-17-17 in the Official Public Records of Smith County, Texas the property of the James H Sellers & Olivia McKaskle Sellers Revocable Trust; and 17692 CR 2195 in the F. Mulharrister Survey, A0716, Lot 4, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WD 17412 on 5-3-17 in the Official Public Records of Smith County, Texas the property of the Roquemore Hardware Inc; and 17676 CR 2195 in the F. Mulharrister Survey, A0716, Lot 5, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WD 12710 in on 4-4-17 in the Official Public Records of Smith County, Texas the property of the Joe and Gloria C DeLeon; and 17668 CR 2195 in the F. Mulharrister Survey, A0716, Lot 6, Maji Park Subdivision, Smith County, Texas, as recorded by Instrument WD 06973 on 2-21-17 in the Official Public Records of Smith County, Texas the property of the Matthew S Greene;

*Current Zoning: None*

*Proposed Zoning: Residential Low Density (R-L)*

a 1.867 acre tract of land located at 1000 Highway 110 North in the M. Sewell Survey, A0858, Tract 11B.2, Smith County, Texas, as recorded by Instrument SWD 15833 on 4-20-1998 in the Official Public Records of Smith County, Texas the property of Bradley & Darleen Hawkins; and

*Current Zoning: None*

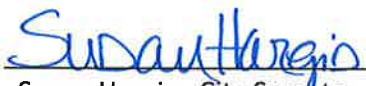
*Proposed Zoning: Retail/Office High Intensity (C-H)*

For additional information or to voice your opinion prior to the hearings please contact:

Susan Hargis, City Secretary  
Email – [shargis@whitehousetx.org](mailto:shargis@whitehousetx.org)  
Phone – 903-839-4914 extension \*224  
In person at City Hall, 101-A Bascom Road

Posted City Hall Bulletin Board:

Date: 10.10.17



Susan Hargis – City Secretary

***In compliance with the Americans with Disabilities Act, the City of Whitehouse will provide for reasonable accommodations for person attending public meetings. To better serve attendees, requests should be received 48 hours prior to this meeting. Please contact the City Secretary's office at 903-839-4914 x \*222 or email [swright@whitehousetx.org](mailto:swright@whitehousetx.org) for further assistance.***



