

CITY OF TYLER



ZONING APPLICATION

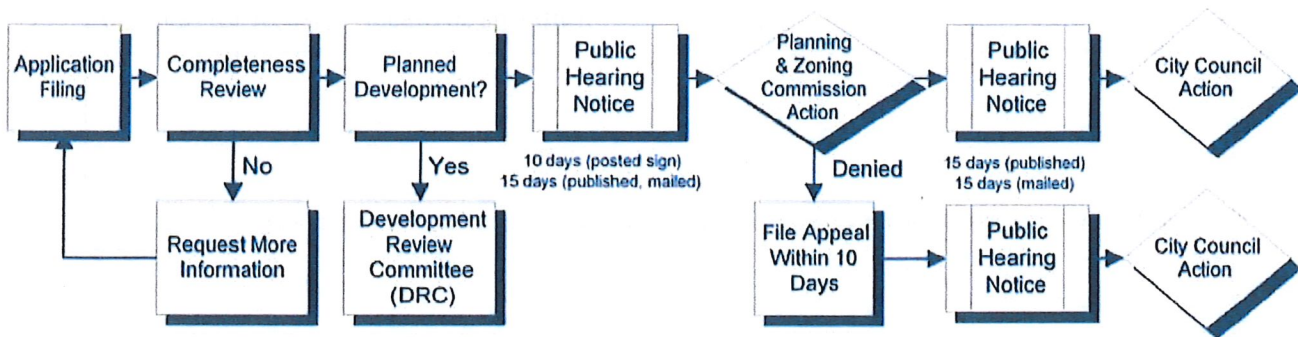
Print Form

City of Tyler
 Planning Department
 423 W. Ferguson
 Tyler, TX 75702
 (903) 531-1175
 (903) 531-1170 fax

PROCESS

Reference Section 10-610
 Unified Development Code

- A. All zoning is by ordinance and only the City Council has the authority to adopt or to change an ordinance. The Council has assigned the study of zoning to the City Planning and Zoning Commission, which will make recommendations to the Council. If the Commission recommends a request for rezoning, it will not be effective until it is passed by the City Council. The rezoning process normally requires a period of sixty (60) days.
- B. All requests must be filed in the Planning Department located at 423 West Ferguson, Tyler, TX. A filing fee must be received with the completed application form. (See Fee Schedule and Deadline Dates.) **The applicant must also post a zoning notification sign provided by the Planning Department along with a \$20 refundable deposit upon return of the sign.** The sign must be placed in the front yard of the subject property no later than seven days after the application has been submitted. **If the sign is not posted in the required time frame, the application process will cease and the applicant will be required to reapply.**
- C. Please have a representative present at all public hearings. The applicant has the duty to produce evidence before the Planning and Zoning Commission and City Council to justify the proposed zoning change. This generally requires a showing that conditions affecting the property have substantially changed since the last zoning classification decision of the City.



OFFICE USE ONLY

Filing Fee for Zoning Application

Receipt No.: _____ Amount: _____

Sign Deposit Fee

Receipt No.: _____ Amount: _____

Signed By: _____

AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (please print name) Brian Capps, PE to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner(s) of said property. (Application must be signed by all owners of the subject property).

(Please print all but signature)

GARRETT MOORE COMPANY

Owner(s) Name: Terry Moore

Owner(s) Name: _____

Address: 4625 Greenville Ave, #303

Address: _____

City, State, Zip: Dallas, Tx 75206

City, State, Zip: _____

Phone: 903-742-2804

Phone: _____

Signature: *Terry Moore*

Signature: _____

Email: tgm@garrettmoorecompany.com

Email: _____

Authorized Agent's Name: Brian Capps, PE

Signature: *BR*

Address: 13044 CR 192

City, State, Zip: Tyler, Tx 75703

Phone: 903-531-9670

Email: brian@capco-engineering.com

SUPPORTING INFORMATION

A. PLEASE PROVIDE A MAP OF THE LOCATION TO BE REZONED

ARTICLE X. Administration and Enforcement
 DIVISION B. Fees

Sec. 10-776. Fees

Application, Permit, Test, or Deposit	Fee
Alternative Compliance Review	\$80.00
Annexation (Voluntary)	\$420.00 [a] [b] + [c] + [e]
Billboard Annual Registration	\$85.00 per billboard initially and annually thereafter
FEMA Map Revision Letter Review	\$500.00
Master Sign Plan	\$80.00
Master Street Plan Amendment	\$500
Plats	
Minor Plat (four lots or less with no street or utility extensions)	\$300.00 + \$5 per lot + [a] (when applicable) + [c]
Major Plat	\$400.00 + \$5 per lot + [c] + [e]
Preliminary Plat (Residential or Commercial)	\$300 + \$5 per lot + [e]
Pre Plat Agreement	\$200.00
Vacation (Plat Vacation or Vacating Plat)	\$100.00 + [c]
Variance/Waiver Request	\$100.00
Predevelopment Meeting (site > 1 acre)	\$100.00
Quality Control Testing (Ord. 0-2006-79, 9/13/2006)	1% (inside City limits) 3% (outside City limits) Plus \$500.00 per each submitted plan review
Right-of-way Closure	\$350.00 [a] + [e]
Sexually Oriented Business License	\$600.00 Initially and annually thereafter
Street Name Change	\$200.00 [a] + [e]
Subdivision Infrastructure Plan Review	\$1,000.00
Temporary Sign Permit	\$10.00
Temporary Use Permit	\$35.00
Outdoor Transient Vendor Permit	\$150.00 [d]
Variance	\$386.00 [a] + [c] + [e]
Zoning Change / Special Use Permit/Beer and Wine Site Inspection /Zoning Site Inspection Verification	\$550.00 [a] [b] + [e]
Zoning Change Planned Development	\$1,050.00 [a] [b] + [e]
Zoning Site plan Amendement	\$1,050.00 [a] [b] + [e]
Zoning Site Plan Amendment (Administrative)	\$80.00
Zoning Verification Letter Request	\$50.00

Notes:

- a. Includes mandatory \$30 publication and \$20 mailed notification required for owners whose property is within 200 feet of the proposed action.
- b. Includes \$20 Zoning Sign Deposit (refundable upon sign's return)
- c. Includes the City fee only. An additional recording fee in the amount published by the Smith County Clerk must also be paid.
- d. The Outdoor Transient Vendor permit fee shall not be required for a Non-Profit.
 Non Profit – An organization or entity formed for the purpose of serving a purpose of public or mutual benefit other than the pursuit or accumulation of profits, i.e., 501(c)(3)s, schools, religious organizations, governmental organizations. Proof of non profit status is required. All other entities/individuals will be charged the regular rate.
- e. Late submittal convenience fee equals 50% of total application fee added to application fee.
 (Ord. No. 0-2009-19; 3/11/09) (Ord. No. 0-2009-88; 8/26/09) (Ord. No. 0-2010-99; 09/22/10) (Ord. No. 0-2012-83; 10/12/12) (Ord. No. 0-2012-91; 11/13/12) (Ord. No. 0-2013-16; 2/27/13) (Ord. No. 0-2014-8; 1/22/14) (Ord. No. 0-2017-77; 9/13/17) (Ord. No. 0-2019-94; 11/13/19)

\$970.00