CITY OF TYLER

ZONING APPLICATION

7/9021

Print Form

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

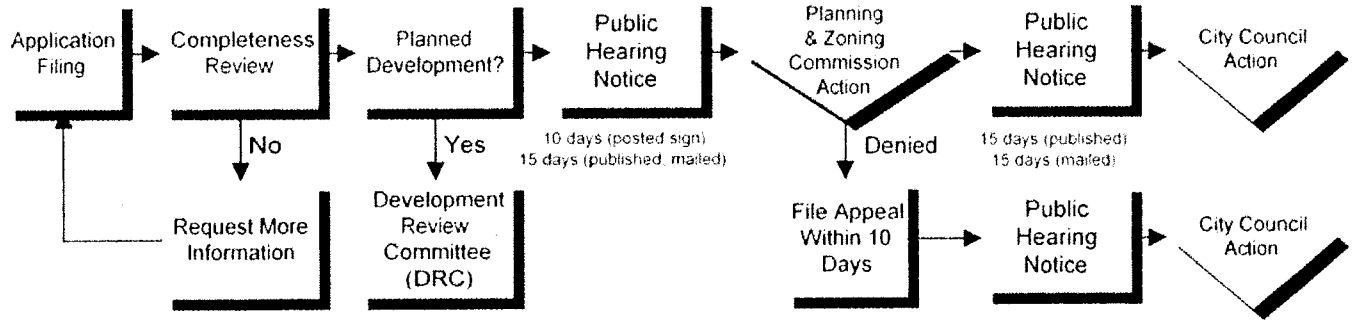
PROCESS

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: _____

Legal Rev. 11/12

APPLICATION

A. Requesting: (One Check per Application)

- [x] General Zoning Change
- [ ] Special Use Permit (SUP) * Include fully dimensioned site plan
- [ ] SUP Renewal
- [ ] On-Site Zoning Inspection

B. Description & Location of Property:

1. Lot, Block and Addition (required): 2 acres, residue of 8.041 acres in the Marshall University survey, A-636
2. Property Address of Location (required): 2051 E. GRANDE BLVD, TYLER, TEX.

PRESENT ZONING		PROPOSED ZONING	
CLASSIFICATION	AG	CLASSIFICATION	M1
OVERLAY (IF APPLICABLE)		OVERLAY (IF APPLICABLE)	
AREA (ACREAGE)	8.041 Acres	AREA (ACREAGE)	2.0 Acres
		DWELLING UNITS/ ACRE (if applicable)	N/A

C. Reason(s) for Request (please be specific):

I desire to purchase the subject property that is adjacent to and north of my current property for the purpose of future commercial office building development. Since the offices of Watson Commercial Construction are already located on the adjoining property to the two acres in question, we would also like to construct a new entrance to our office complex off of Grande Blvd. for easier access and better exposure.

D. Statement Regarding Restrictive Covenants/Deed Restrictions

I have searched all applicable records and, to my best knowledge and belief, there are no restrictive covenants that apply to the property as described in Part I(B) which would be in conflict with this rezoning request.

- [x] None
- [ ] Copy Attached

AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* Brad Watson 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)

Owner(s) Name: BRAD WATSON

Address: 2248 ROY RD.

City, State, Zip: TYLER, TEX.

Phone: 903-530-1778

Signature: Brad Watson

Email: brad@watsoncommercialgc.com

Owner(s) Name: BRENDA WATSON

Address: 2248 ROY RD.

City, State, Zip: TYLER, TEX.

Phone: 903-530-1829

Signature: Brenda Watson

Email: brenda@watsoncommercialgc.com

Authorized Agent's Name: BRAD WATSON

Address: 2248 ROY RD.

Phone: 903-530-1778

Signature: Brad Watson

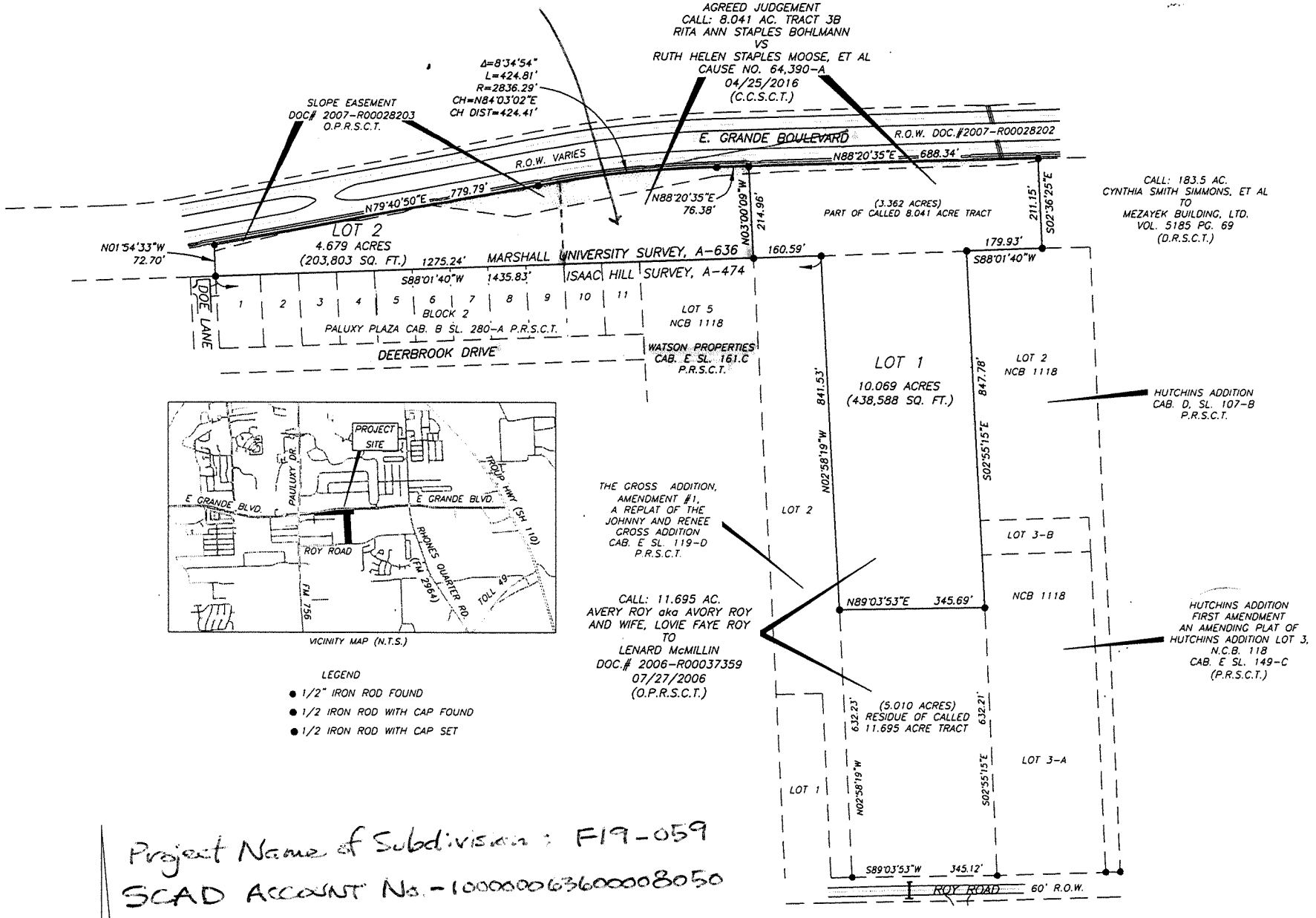
City, State, Zip: TYLER, TEX.

Email: brad@watsoncommercialgc.com

SUPPORTING INFORMATION

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

2 ACRES



Project Name of Subdivision: F19-059

SCAD Account No. - 10000006360000 8050