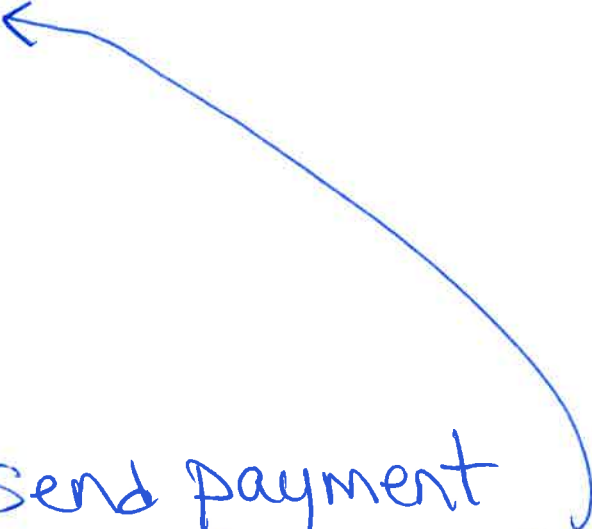


To: Zach Clark  
[zclark@tylertexas.com](mailto:zclark@tylertexas.com)

From: Becky (Rebecca) Wangner  
615-881-6261  
[thewangners@gmail.com](mailto:thewangners@gmail.com)

See Application

Please send payment  
option to this email



**APPLICATION**

A. Requesting: (One Check per Application)

- 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): See attached addresses
- 2. Property Address of Location (required): see attached

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>RIA</u>	CLASSIFICATION <u>Special use permit</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>APPROX &amp; inside block +</u>	AREA (ACREAGE) <u>Approx. 8 + parking</u>
DWELLING UNITS/ ACRE (if applicable) _____	DWELLING UNITS/ ACRE (if applicable) _____

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

See attached.

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.

- 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) Robert Wagner and Rebecca 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: RJ Wagner  
Address: 408 W. 8th St  
City, State, Zip: Tyler Tx 75701  
Phone: 615 881 6261  
Signature: Rebecca Wagner  
Email: thewagners@gmail.com

Owner(s) Name: RC Wagner  
Address: 408 W. 8th St  
City, State, Zip: Tyler Tx 75701  
Phone: 615 881 6260  
Signature: [Signature]  
Email: rc.wagner@gmail.com

Authorized Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Signature: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**SUPPORTING INFORMATION**

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

**Properties to be included in this special use application:**

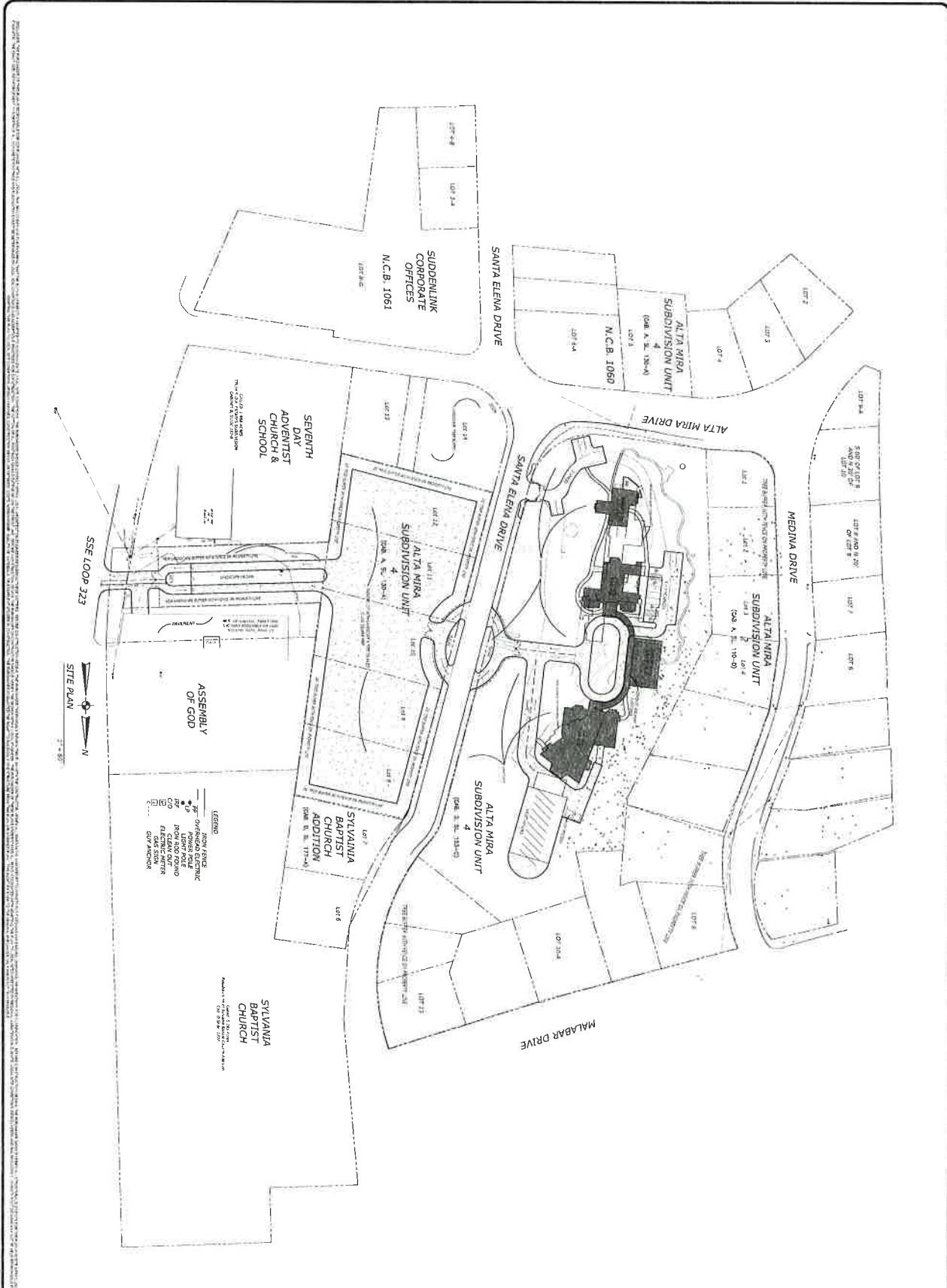
**Venue Site and buffer lots:**

2512 Alta Mira Dr.  
2909 Santa Elena Drive  
2905 Santa Elena Drive  
2520 Malabar Drive  
2514 Malabar Drive  
2508 Malabar Drive  
2506 Malabar Drive (under contract but not closed)  
2900 Medina Drive  
2902 Medina Drive  
2908 Medina Drive  
2912 Medina Drive  
2918 Medina Drive  
2924 to 2936 Medina Drive (empty lots)

**Parking Area:**

2914 Santa Elena  
2918 Santa Elena  
2922 Santa Elena  
2934 Santa Elena

Due to the fact that some of these had fairly recent closing transactions, your website is not up to date for property ownership.



SUDDEENLINK  
CORPORATE  
OFFICES  
N.C.B. 1061

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 128-4)

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 1060)

SEVENTH  
DAY  
ADVENTIST  
CHURCH &  
SCHOOL

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 128-4)

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 1060)

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 1060)

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(SUB. A. N. 1060)

ALTA MIRA  
SUBDIVISION UNIT  
(SUB. A. N. 1060)

SSE LOOP 323

ASSEMBLY  
OF GOD

SITE PLAN  
1" = 20'

LEGEND

- SP OVERHEAD ELECTRIC
- LP LIGHT POLE
- RP ROUND ROOF
- FL ELECTRIC METERS
- GV ARCHORS

SYLVANIA  
BAPTIST  
CHURCH

SYLVANIA  
BAPTIST  
CHURCH  
ADDITION  
(SUB. A. N. 177-4)

SYLVANIA  
BAPTIST  
CHURCH

DATE	DESCRIPTION

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# **Proposal to Change Property from R1-A to Special Use Permit for Community Event Venue**

## **Proposed Special Use Permit**

The residence of the late Louise Herrington Ornelas (2512 Alta Mira Dr) has been handed down to her daughter, Becky (Rebecca J. Wangner) who grew up on the property. The subdivision was developed by Becky's father, Robert M. Rogers in the late 1950s and early 60's, and at that time included the residence and surrounding properties as well.

Our hope is to create an event center (community center) on the property, and in doing so, preserve both the beauty of the land (large, mature trees on a hilltop with a view for miles) and the Tyler history of the residents who made such an impact on this community.

The property is surrounded by commercial land on the southeast side (Suddenlink Cable Corporate office), churches on the east side (Sylvania Baptist, Freedom Fellowship, Seventh Day Adventist) cleared empty lots on the west side, and residential homes built in the 50's and early 60's on the north. All but 1 home (which is under contract) within the city block are owned now by the family company, Front Porch Properties LP or individually by the Wangners, plus 16 other lots adjacent to the property.

We would respectfully request that the remaining structures and land be repurposed for use as an event venue to not only be made available for the citizens of Tyler, but for East Texas at large. Many have described the grounds as a hidden gem – a lush park-type setting with huge mature trees, groomed lawns, and water features throughout the property. We firmly believe that this park-like location hidden within the city limits of Tyler would make a beautiful event venue.

## **Existing Structures on the Property**

The original 1962 homestead (2512 Alta Mira) currently has a number of buildings on the property, including the original vaulted family room area, kitchen, and surrounding rooms, plus the master bedroom, a large

detached recreation hall/ballroom built in the 1990's, and a large detached garage/storage building also built in the 1990's.

The property is situated within a declining area which we hope to transform into a desirable visual environment to help revitalize this section of town, creating a park-like, green-space setting.

### **Property Usage**

Events will include weddings, corporate events, class reunions, school proms, memorial services, religious events, seminars, holiday parties, workshops, family reunions, and more.

### **Location**

The location of the property is two blocks from the corner of Loop 323 and University Blvd (Rodge Drive) with a 4 way light and turn lanes and is the primary signal intersection access to UT Tyler.

The property includes the entire city block (with 1 home pending) surrounded by Alta Mira, Santa Elena, Medina Dr., and Malabar Drive. There is also an adjacent wooded area spanning the length of the Santa Elena side that is owned by Rob & Becky Wangner, with hopes of using it for hidden overflow parking within the woods.

### **Community Significance of this Property**

Although the structures on the property are not of historic significance, the residents who built and lived on the property are a large part of East Texas history. Robert M. Rogers was the builder of the 1950s Rose Garden Drive-In Theater, the developer and builder of Alta Mira Heights (the topic of this proposal), as well as founder and CEO of TCA Cable Company, Rogers employed hundreds of Tylerites for decades until his death in 1997.

Louise Herrington Ornelas lived a life of unselfish generosity that has and will continue to make a significant mark on the health and education of tens of thousands of east Texans. She was the 1996 Horatio Alger Award for Distinguished Americans in Washington DC, as well as recognition by the Texas legislature, US House, and City of Tyler for outstanding impact on her community. Both Rogers and Ornelas significantly contributed to

the culture and development of the City of Tyler. By preserving and expanding their homestead, and returning the land to its original parameters, this will allow us to preserve the legacy of those who lived there, while beautifying the surrounding area.

### **Style of Renovation, Structure, and Grounds**

The additions and restoration of the buildings on the property will reflect southern classic architecture similar to what is found in the Charleston Park neighborhood of Tyler. (Rob Wangner was one of the original developers on this project). Heavily landscaped with multiple water features, this property will be a wonderful addition to the natural beauty of East Texas and a source of public pride.

Our hope is to graze a handful of animals on the property as they did on this property in the 1960s and 70s. With the accumulation of 8 acres inside the city block, this allows for plenty of separate attractive fencing in the style of Lexington KY horse farms, as well as the existing iron & stone perimeter fencing.

### **Previous Tyler Renovation & Building Projects by Wangner:**

Rob Wangner has worked in construction, development, and remodeling in the Tyler area since the late 1990's. His work has been lauded for preserving and revitalizing parts of Tyler, including a city block on West Charnwood, the 1898 Fitzgerald House, and many more restorations in the brick street district of Tyler. He has received accolades from the Historic Tyler Association, Tyler Beautification, and the 2008 Lucille Terry Preservation Award of East Texas.

We, Rob & Becky Wangner, respectfully request that the committee consider this project as a long-term investment in the story of the City of Tyler itself.