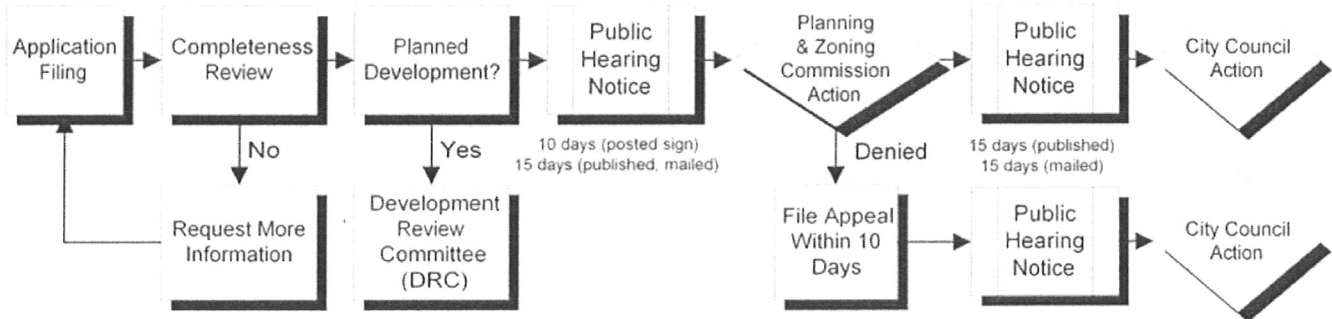


## ZONING APPLICATION

### 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: \_\_\_\_\_

# 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): Tax Lot 6, NCB 166
2. Property Address of Location (required): 617 Niblack Place

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-2</u> <input type="checkbox"/>	CLASSIFICATION <u>R-1B</u> <input type="checkbox"/>
OVERLAY (IF APPLICABLE) <u>                    </u> <input type="checkbox"/>	OVERLAY (IF APPLICABLE) <u>                    </u> <input type="checkbox"/>
AREA (ACREAGE) <u>0.178</u>	AREA (ACREAGE) <u>0.178</u>
	DWELLING UNITS/ ACRE (if applicable) <u>                    </u>

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

Allow the 0.178 acre tract outlined in yellow on the attached drawing to be developed for a single family residence.

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)* \_\_\_\_\_ 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: Roosth Heirs 870, LLC

Owner(s) Name: \_\_\_\_\_

Address: 3310 S. Broadway, Suite 200

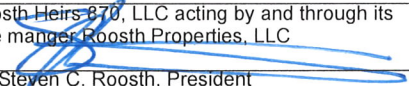
Address: \_\_\_\_\_

City, State, Zip: Tyler, TX 75701

City, State, Zip: \_\_\_\_\_

Phone: 903.593.8333

Phone: \_\_\_\_\_

Signature: Roosth Heirs 870, LLC acting by and through its sole manager Roosth Properties, LLC by  Steven C. Roosth, President

Signature: \_\_\_\_\_

Email: stever@roosth.net

Email: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

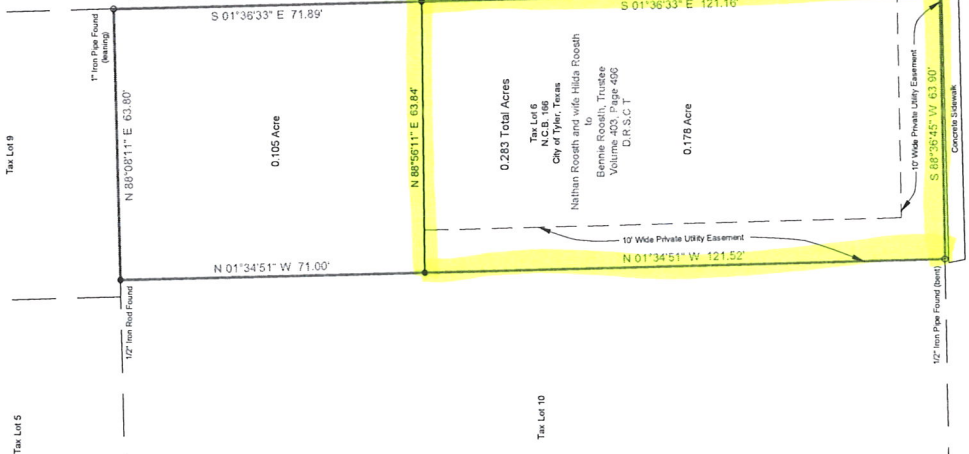
Email: \_\_\_\_\_

**SUPPORTING INFORMATION**

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

See attached drawing.

J.Y. Jones Survey, A-508



I, Kevin L. Kilgore, Registered Professional Land Surveyor, No. 4687, State of Texas, do hereby certify that this plat was prepared from an actual survey made under my direct supervision on the ground during the month of April, 2020. Given Under My Hand and Seal this 21st Day of May, 2020.

KEVIN L. KILGORE, R.P.L.S. NO. 4687



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That We, Roost Hens 870, LLC acting by and through its sole manager Roost Properties, LLC, do hereby certify that this plat was prepared from an actual survey made under my direct supervision on the ground during the month of April, 2020, and do accept this plat as the plan for the subdivision of this land block and do dedicate to the public the easements as shown.

This plat approved subject to all current zoning ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESSE, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Roost Hens 870, LLC acting by and through its sole manager Roost Properties, LLC

BY: Steven G. Roost, President

SUBSCRIBED AND SWORN before me, a Notary Public, in and for the State of Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC

OFFICE OF THE CITY CLERK  
 CITY OF TYLER  
 STAFF  
 21-2020  
 NEW



Niblack Addition  
 A Re-subdivision of Tax Lot 6, N.C.B. 166  
 City of Tyler, Texas

Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83. (Feet) based on the 1992 adjustment of NAD 83 System. The control monument is 12C1-Tyler, Leta Geosystems Smartnet of North America.

NOTES RELATING TO THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND THE LAND SURVEYING ACT TO FINE-SAND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.

• Details 1/2" Use Red Set With Clay Stamped  
 • "K.L.K. #4687" Unless Noted Otherwise.



DESIGNED BY:	R.T.W.
DRAWN BY:	K.L.K.
CHECKED BY:	May 21, 2020
DATE:	SCALE: 1" = 20'



**SURVEYING  
 PLANNING  
 MAPPING**  
 TEMPL FROM NO. 100-44000

6712 Palmsy Drive  
 Tyler, Texas 75703  
 (903) 581-7800  
 Fax (903) 581-3756



Final Plat  
 Showing  
 Niblack Addition  
 2 Lots - 0.283 Acres  
 Tyler, Smith County, Texas

REVISIONS		
NO.	DATE	REMARKS

CONTRACT NO. 202040  
 SHEET NO. 1 OF 1