Print Form

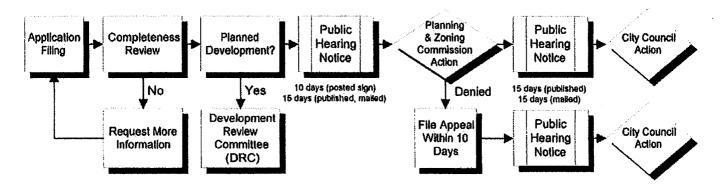
City of Tyler Planning Department 423 W. Ferguson Tyler, TX 75702 (903) 531-1175 (903) 531-1170 fax

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:		
Digitor 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): Lot 5 & 6, Block 1245, City of Tyler		
	2. Property Address of Location (required): 1228 N Northwest Loop 323, Tyler, TX 75702		
	PRESENT ZONING	PROPOSED ZONING	
	CLASSIFICATION Residential	CLASSIFICATION Commercial M-1	
	OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)	
	AREA (ACREAGE) 2.774	AREA (ACREAGE) 2.774	
		DWELLING UNITS/ ACRE (if applicable) 1 structure on property	
C.	Reason(s) for Request (please be specific):		
	Home is under contract pending commercial zoning. Property is located next to the High School and beside other residential homes that have been zoned commercial. The Buyer will be operating a plumbing company, Rub-A -Dub Plumbing.		
	Upon rezoning approval and purchase of property, the new owner will be gutting the home and completely renovating it. It will be a new, beautiful Tyler business.		
D.	Statement Regarding Restrictive Covenants/D	eed 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.		
	ĭNone	☐ Copy Attached	

AUTHORIZATION OF AGENT

hereby authorize (please print name) Brent McDonald 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 <u>print</u> all but signature)		
Owner(s) Name: Michael Lynn Collins Estate	Owner(s) Name:	
Owner(s) Name: Michael Lynn Collins Estate David Tarvant Address: 22616 Shady Trail	Address:	
City, State, Zip: Flint TX 75762	City, State, Zip:	
Phone: 903-504-0833	Phone:	
Signature:	Signature:	
Email: du farrant ol & gnail. com	Email:	
	DocuSigned by:	
Authorized Agent's Name: Brent McDonald	Signature: BRENT WESTON MUDONALD	
Address: 1505 Sugar Hill	City, State, Zip: Lindale, TX 75771	
Phone: 903-340-2414	Email: bmcdonald@rubadubplumbing.com	

SUPPORTING INFORMATION

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