

# CITY OF TYLER



Print Form

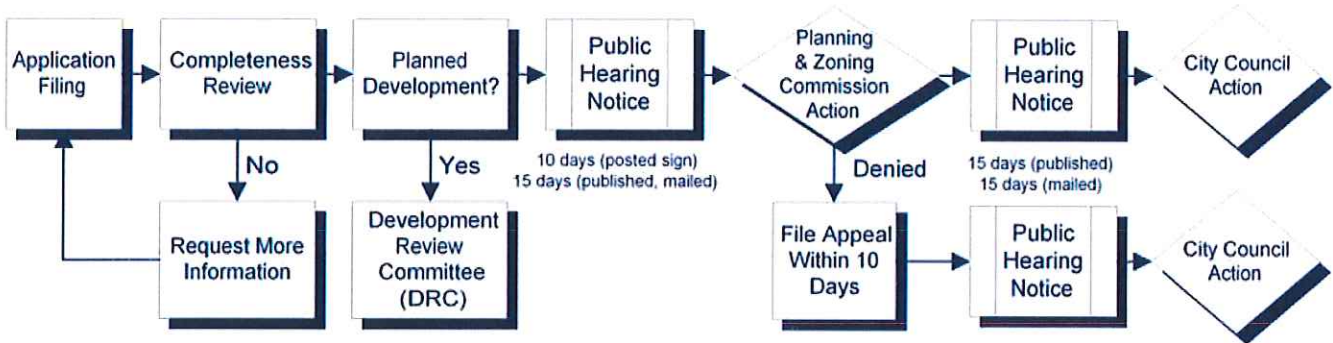
City of Tyler  
Planning Department  
423 W. Ferguson  
Tyler, TX 75702  
(903) 531-1175  
(903) 531-1170 fax

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

**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): lots 313-16, BLK 367-C
2. Property Address of Location (required): 217,221 N. Glenwood 212, 221 N. Hill

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>M-1</u>	CLASSIFICATION <u>C-1 - LOT 15</u> <u>PMF - LOTS 13, 14 &amp; 16</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>1.78 AC.</u>	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) <u>16</u>

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

allow for development of mixed retail and duplex development

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.

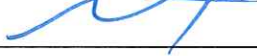
- None
- Copy Attached

**AUTHORIZATION OF AGENT**

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (please print name) mark priestner, planning concepts 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: <u>Meadow Plaza LLC</u>	Owner(s) Name: _____
Address: <u>300 North Hill</u>	Address: _____
City, State, Zip: <u>Tyler, TX 75702</u>	City, State, Zip: _____
Phone: <u>903 780-0360</u>	Phone: _____
Signature: <u>Edward Thompson</u>	Signature: _____
Email: <u>Thompson.wood@gmail</u>	Email: _____

Authorized Agent's Name: <u>Mark Priestner</u>	Signature: 
Address: <u>3815 Old Bullard Rd</u>	City, State, Zip: <u>Tyler, Tx 75701</u>
Phone: <u>903-312-7075</u>	Email: <u>mpriestner@urban-planners.com</u>

**SUPPORTING INFORMATION**

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

I, A. N. GORDON, Registered Public Surveyor No. 1484, do hereby certify that the above plat represents the property as determined by the survey of the same made by me or under my supervision. GIVEN UNDER MY HAND & SEAL THIS 20th day of MAY, 1987.



THE STATE OF TEXAS  
COUNTY OF SMITH  
This instrument was acknowledged before me on 5-28-87 by \_\_\_\_\_ CIVIL ENGINEER AND SEAL OF OFFICE, this the 28th day of MAY, 1987.



*Oliver Thomas McGraw*  
NOTARY PUBLIC - SMITH COUNTY TEXAS  
My Commission Expires 7-10-89

I, R. STEVE WILSON, do hereby certify that I am the owner of the license of land shown hereon and do hereby dedicate to the public for the subdivision of same and do hereby dedicate to the public forever that portion of the streets as shown.

*R. Steve Wilson*  
R. STEVE WILSON

Notary Seal  
THE STATE OF TEXAS  
COUNTY OF SMITH

This instrument was acknowledged before me on 5-28-87 by R. STEVE WILSON, \_\_\_\_\_ day of MAY, A.D., 1987.



*Oliver Thomas McGraw*  
NOTARY PUBLIC - SMITH COUNTY TEXAS  
My Commission Expires 7-10-89

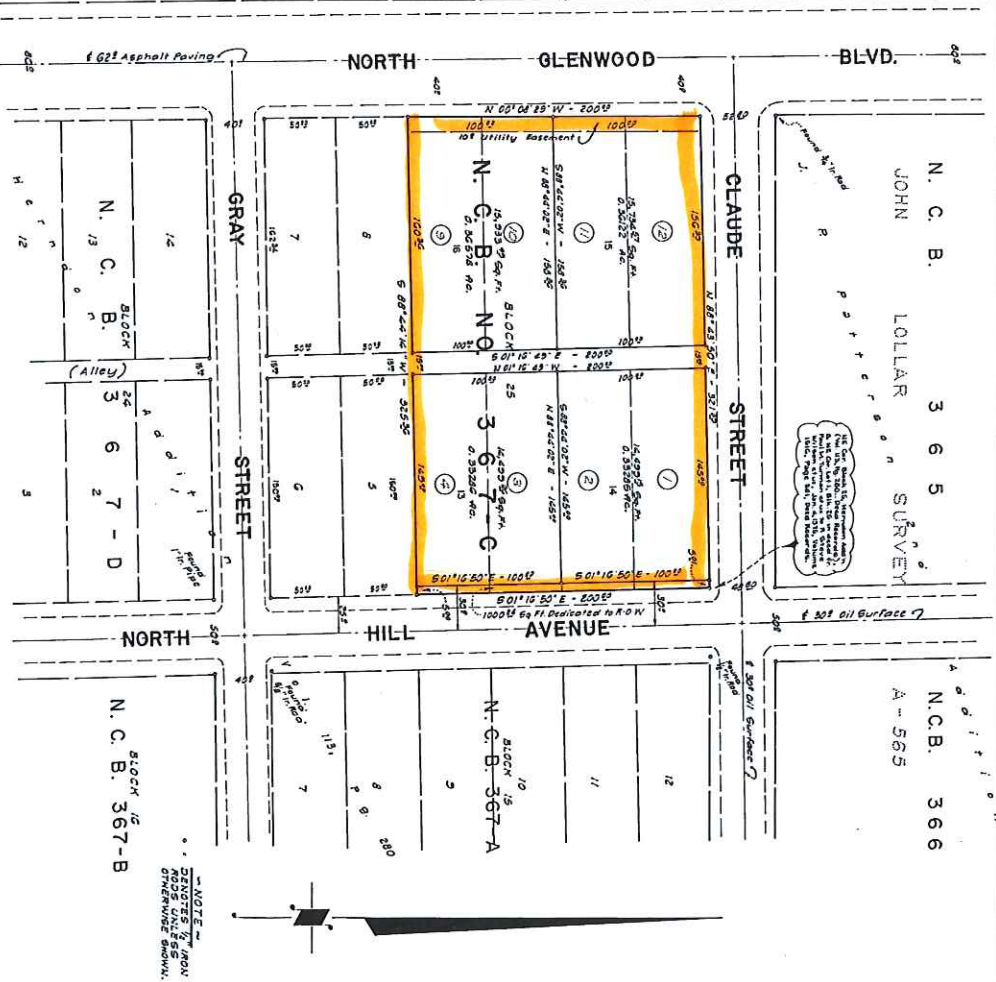
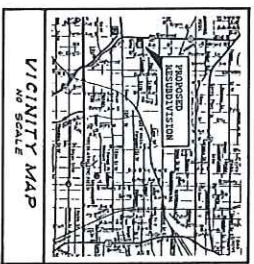
Approved by the CITY PLANNING COMMISSION, CITY OF TYLER, SMITH COUNTY, TEXAS, this the 7 day of May, 1987.

*Robert J. Decker*  
CITY PLANNING

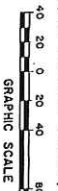
*Robert J. Decker*  
CITY PLANNING

Recorded in Cabinet B, Slide 332D of the plat records Smith County, Texas.

JOEL GILBERT SURVEY A - 392  
N. C. B. 6 6 8



RESUBDIVISION OF HERNDON ADDITION  
SHOWING  
LOTS NO. 1, 2, 3, 4, 9, 10, 11, and 12, BLOCK 25,  
NEW CITY BLOCK 367-C, CITY OF TYLER,  
SMITH COUNTY, TEXAS.  
PLAT OF HERNDON ADDITION RECORDED IN VOLUME 113,  
PAGE 280, OF THE DEED RECORDS, SMITH CO., TEXAS.



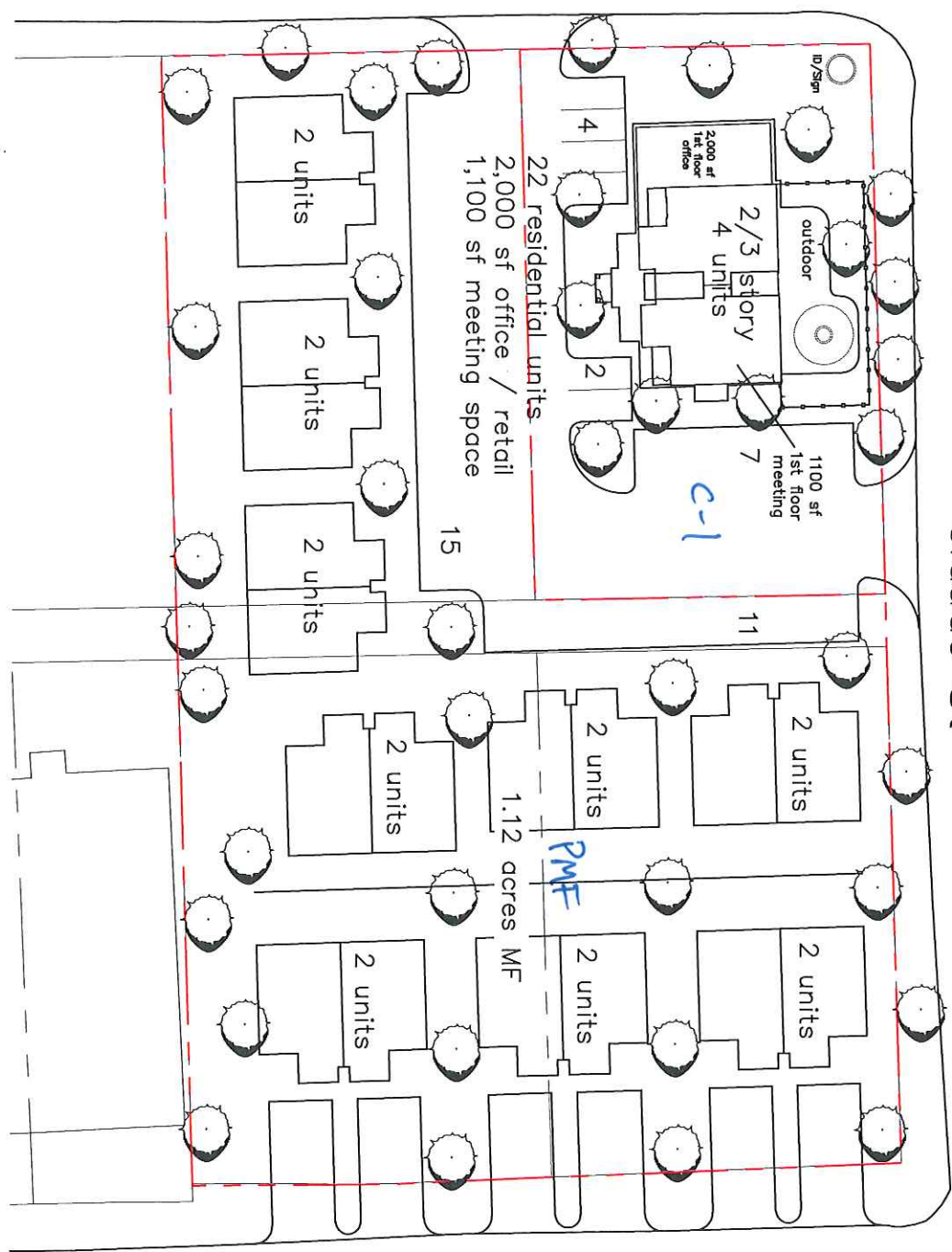
SURVEYED: APRIL 8 MAY, 1987

207-85-0387C-189-2

N

N. Greenwood Blvd.

PMF



Claude St

N. Hill Ave.

3/25/2021, 12:32:16 PM

Web AppBuilder for ArcGIS

Address Points

Additional Accounts

Tax Parcels



Subdivisions



# Web AppBuilder for ArcGIS

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

