



THOROUGHFARE CLOSURE REQUEST PETITION

INDEX

ITEMS REQUIRED FOR EACH APPLICATION:

- A. Petition for Thoroughfare Closure
- B. Applicant's Support Information for Thoroughfare Closure
- C. Authorization of Agent
- D. Map showing thoroughfare
- E. Fee - Section 10-776

PROCESS

City Code Sec. 10-260 - 10-266

All thoroughfare closures are by Ordinance, and only the City Council has the authority to close a thoroughfare. The Council has assigned the study of thoroughfare closings to the Planning and Zoning Commission, who will make recommendations to the Council. If the Commission recommends this request for the closure of a thoroughfare, it will not be effective until it is then passed by the City Council. The closure process normally requires a period of sixty (60) days.

NOTE: The Planning and Zoning Commission hears all requests on the first Tuesday of each month, at 1:30 p.m., in the Council Chamber, City Hall, 212 North Bonner Avenue, Tyler, Texas.

Thoroughfare Closure requests must be filed in the Planning Department, 423 West Ferguson, Tyler, Texas.

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 thoroughfare closure. This generally requires a showing that conditions affecting the thoroughfare have substantially changed, resulting in the thoroughfare no longer being required for public access.

OFFICE USE ONLY

Filing Fee for Application

Receipt No.: _____ Amount: _____

Signed By: _____



PETITION FOR THOROUGHFARE CLOSURE

The undersigned, as owner of the herein described property hereby makes application in the name of:

APPLICANT LETC VENTURES, LLC ADDRESS 525 S BECKHAM AVE, TYLER, TX 75702

of the following public thoroughfare of the City of Tyler: S. OAKLAND AVE (BETWEEN HOUSTON AND REEVES)

The thoroughfare is a: Street Alley

The thoroughfare is: Paved Unpaved

(Please print all but signature)

Owner(s) Name: NICKOLAS PENCIS

Address: 525 S BECKHAM AVE

City, State, Zip: TYLER, RX 75702

Phone: 903-918-3452

Signature: 

Email: NICK@STANLEYSFAMOUS.COM

(Please print all but signature)

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____



SUPPORT INFORMATION FOR THOROUGHFARE CLOSURE

Applicants should submit the following information in support of their Thoroughfare Closure Request:

1. **Is this thoroughfare a paved or surfaced street, or is it an unimproved right-of-way?**

Yes - this portion of S Oakland Ave is a paved street

2. **Is this public thoroughfare no longer in use? If so, approximately how long has it not been in use?**

It is in use primarily as a "short cut" from Beckham to Houston. It's primary intended use was for truck traffic to the railroad lot. It is no longer utilized for this purpose and has not been for more than 15 years.

3. **Is it likely that this thoroughfare will ever be needed for public access?**

It is not needed for public access. Houston and Reeves are the primary means of travel.

4. **Do all of the lots adjacent to the proposed closed thoroughfare have an alternative source of public access? If not, how will public access be provided?**

Yes. All of the adjacent lots are owned or Leased by Stanley's Famous Pit BBQ (single user) and access is available to Houston and Reeves.

5. **Is this public right-of-way currently in private use by the adjacent property owner(s)? If so, for what use is the right-of-way currently used?**

Yes. This is currently used to connect pedestrians and patrons of Stanley's to Stanley's adjacent parking areas across the street.

6. **Will the closure of this thoroughfare be of any inconvenience to through traffic?**

No. It is utilized as a "short cut" which creates danger to the pedestrians crossing the street, as motorists are often speeding.

7. **If this thoroughfare is to be closed to the public, for what private use will it be utilized?**

This thoroughfare will become a soft-scape, pedestrian friendly connection to our adjacent parking areas as well an extension of our outdoor seating area. This will benefit future use of pedestrian and bicycle friendly connection of Downtown to Midtown as well.

PRINTED:

NICK PENCIS

OWNER or AGENT (FORM C)

SIGNED:

OWNER or AGENT (FORM C)



AUTHORIZATION OF AGENT


We, the undersigned, being owners of real property adjacent to the thoroughfare closure requested, do hereby authorize (please print),

Agent Name: NICK PENCIS

Address: 525 S BECKHAM AVE

City, State, Zip: TYLER, TX 75702


Phone: 903-918-3452

Signature: 

Email: NICK@STANLEYSFAMOUS.COM

to act as our Agent in the matter of this thoroughfare closure. The term "agent" shall be construed to mean any lessee, developer, option holder, or authorized individual who is authorized to act in behalf of the owner(s) of said adjacent property.

(Form to be signed below by all owners of the adjacent property.)

	SIGNATURE	MAILING ADDRESS
1	<u>JEFF WARR - 536 S OAKLAND AVE</u>	<u></u>
2	<u>AGENT - UNION PACIFIC RAILROAD</u>	<u></u>
3	<u> NICK PENCIS, OWNER</u>	<u>525 S. BECKHAM AVE 75702</u>
4	<u></u>	<u></u>

(Completion of this section is necessary only when the person submitting this request does not own all of the property. If not the owner, the applicant must sign the petition as "AGENT".)



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	SIGNATURE	MAILING ADDRESS
1	<u></u> JEFF WARR - 536 S OAKLAND AVE	<u>17324 CR. 134, Flint Tx 75762</u>
2	<u>AGENT - UNION PACIFIC RAILROAD</u>	<u>_____</u>
3	<u>_____</u>	<u>_____</u>
4	<u>_____</u>	<u>_____</u>

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	SIGNATURE	MAILING ADDRESS
1	<u>JEFF WARR - 536 S OAKLAND AVE</u>	<u></u>
2	<u> AGENT - UNION PACIFIC RAILROAD</u>	<u>1400 Douglas St MS1690 Omaha, NE 68179</u>
3	<u></u>	<u></u>
4	<u></u>	<u></u>

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