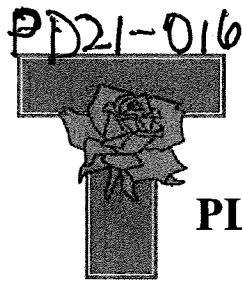


CITY OF TYLER



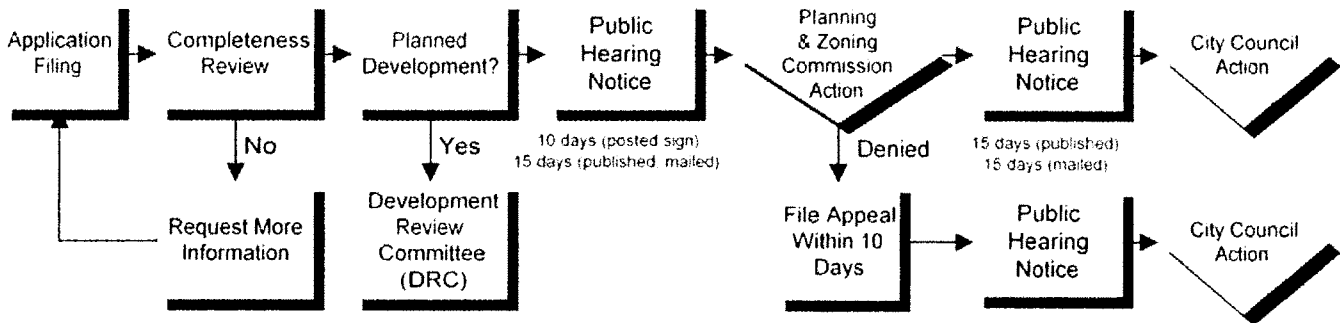
PLANNED DEVELOPMENT APPLICATION

Print Form

City of Tyler
 Planning and Zoning
 423 W. Ferguson
 Tyler, TX 75710-2039
 (903) 531-1175
 (903) 531-1170 fax

PROCESS

- 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 City 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 and Zoning 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 provided by the Planning and Zoning Department along with a \$20 deposit that is refundable 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.
- D. All requests that require site plan submittals must include a hard copy site plan and digital site plan with the completed application form.



OFFICE USE ONLY

Zoning Application
 Receipt No.: _____ Amount: _____

Sign Deposit
 Receipt No.: _____ Amount: _____

Signed By: _____

APPLICATION

A. Requesting: (One Check per Application)

- Site Plan
- Site Plan Amendment

B. Description & Location of Property:

Lot 29-J, N.C.B Block 852-W Citizens State

1. Lot, Block and Addition (required): Bank of Chandler Third Amendment Addition

2. Property Address of Location (required): 4117 Frankston HYW

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-1</u>	CLASSIFICATION <u>PCD</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>3.04</u>	AREA (ACREAGE) <u>3.04</u>
	DWELLING UNITS/ACRE (if applicable) _____

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

Requesting a zoning change from C-2 to PCD to allow Auto/Truck Paint and Body Shop use.

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 (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) Jack Zanger 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: Spirit of Texas Bank

Owner(s) Name: _____

Address: 1536 Spirit of Texas Way


Address: _____

City, State, Zip: Conroe, TX 77301

City, State, Zip: _____

Phone: 281 516 4903

Phone: _____

Signature: 
General Counsel

Signature: _____

Email: jack.zanger@spiritoftx.com

Email: _____

Authorized Agent's Name: Jack Zanger

Signature: 

Address: 1784 W. McDermott Dr., Suite 110

City, State, Zip: Allen, TX

Phone: 469-331-8566 Ext. 113

Email: jzanger@tangle-engr.com

SUPPORTING INFORMATION

- A. PROVIDE A SITE PLAN
- B. COMPLETED AND SIGNED CHECKLIST