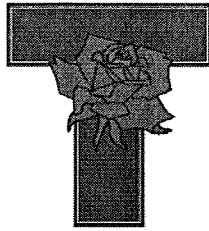# CITY OF TYLER

Z22-061

ZONING APPLICATION

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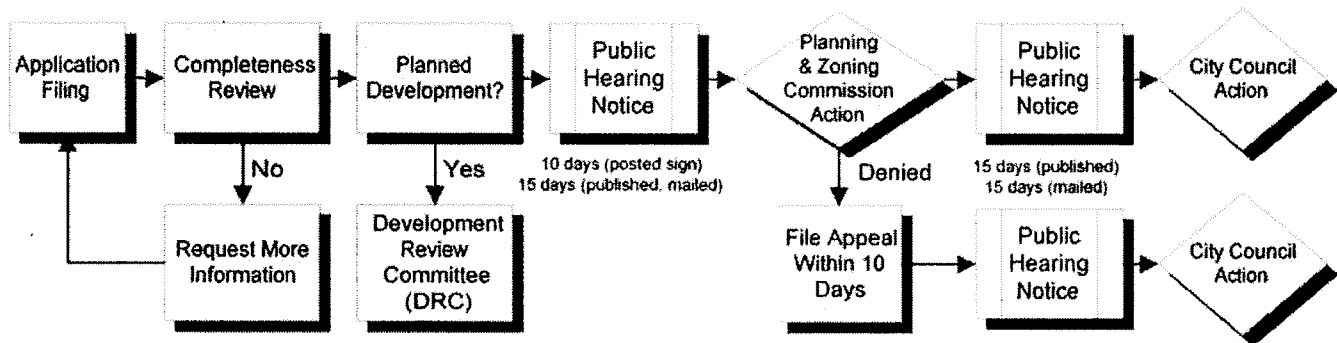
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

## 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.

Application Filing → Completeness Review → Planned Development? → Public Hearing Notice → Planning & Zoning Commission Action → Public Hearing Notice → City Council Action

Completeness Review — No → Request More Information

Planned Development? — Yes → Development Review Committee (DRC)

Public Hearing Notice: 10 days (posted sign), 15 days (published, mailed)

Planning & Zoning Commission Action — Denied → File Appeal Within 10 Days → Public Hearing Notice → City Council Action

Public Hearing Notice: 15 days (published), 15 days (mailed)

## OFFICE USE ONLY

**Filing Fee for Zoning Application**

Receipt No.:_____Amount:_____

**Sign Deposit Fee**

Receipt No.:_____Amount:_____

Signed By: _____

Legal Rev. 11/12

A. <u>Requesting: (One Check per Application)</u>

☑ General Zoning Change

☐ Special Use Permit (SUP) * Include fully dimensioned site plan

☐ SUP Renewal

☐ On-Site Zoning Inspection

B. <u>Description & Location of Property:</u>

1. Lot, Block and Addition (required): Bdel + Addition, Block 656, Lot 48

2. Property Address of Location (required): 1914 E. Lake St., Tyler, TX 75701

| PRESENT ZONING | PROPOSED ZONING |
|---|---|
| CLASSIFICATION R1A ▼ | CLASSIFICATION R1D ▼ |
| OVERLAY (IF APPLICABLE) ▼ | OVERLAY (IF APPLICABLE) ▼ |
| AREA (ACREAGE) 8,838 sq. ft. | AREA (ACREAGE) |
|  | DWELLING UNITS/ ACRE (if applicable) |

C. <u>Reason(s) for Request (please be specific):</u>

1914 and 1916 E. Lake St. are currently zoned as one lot. I wish to separate the two homes into separately zoned lots in order to sell 1916 E. Lake. Currently 1914 and 1916 are zoned as one R1A lot. To sell 1916 we need to rezone it as an R1D to be able to split the title.

D. <u>Statement Regarding Restrictive Covenants/Deed Restrictions</u>

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)* Elvira Santoyo 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: Elvira Santoyo    Owner(s) Name: _____

Address: 1914 E. Lake St.    Address: _____

City, State, Zip: Tyler Tx 75701    City, State, Zip: _____

Phone: 903-253-7967    Phone: _____

Signature: Elvira Santoyo    Signature: _____

Email: juriomexico000@yahoo.com    Email: _____

Authorized Agent's Name: Wilson Winburne    Signature: Wilson Winburne

Address: 5348 Old Jacksonville Hwy, Apt. 1424    City, State, Zip: Tyler, TX 75703

Phone: (903) 279-7644    Email: wilsonwinburne@gmail.com

## SUPPORTING INFORMATION

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

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