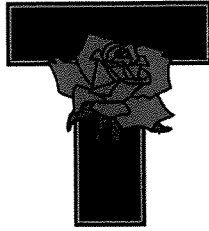


CITY OF TYLER



Z22-066

Print Form

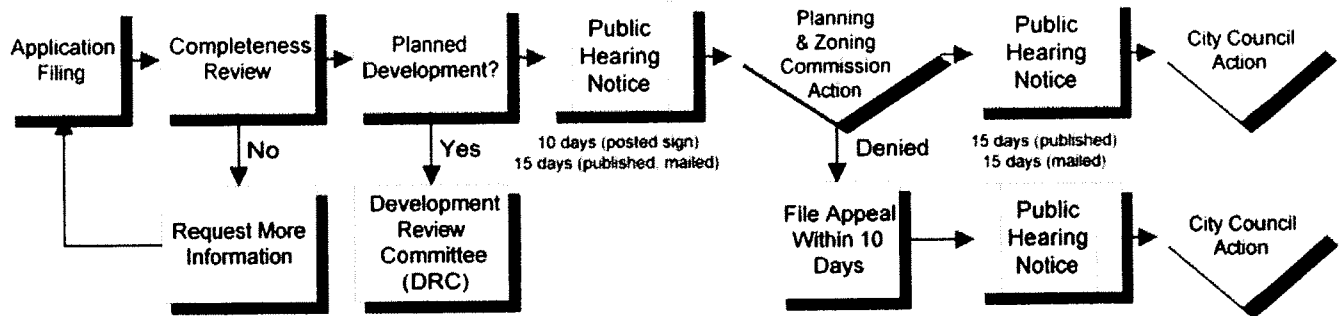
City of Tyler
 Planning Department
 423 W. Ferguson
 Tyler, TX 75702
 (903) 531-1175
 (903) 531-1170 fax

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): Lot / Block No.: Lot 33 / TCB 33
2. Property Address of Location (required): ~~343~~ S. Chilton Avenue
434 S. Chilton

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-MF</u> <input checked="" type="radio"/>	CLASSIFICATION <u>AR</u> <input checked="" type="radio"/>
OVERLAY (IF APPLICABLE) _____ <input checked="" type="radio"/>	OVERLAY (IF APPLICABLE) _____ <input checked="" type="radio"/>
AREA (ACREAGE) <u>.158</u>	AREA (ACREAGE) <u>.158</u>
DWELLING UNITS/ ACRE (if applicable) _____	DWELLING UNITS/ ACRE (if applicable) _____

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

Constant with neighboring properties, our request is a zoning change from R-MF to AR. The .158 acre property includes a period correct Craftsmen style home built in 1922. The home is a local historic landmark so-designated by the City of Tyler's Historical Preservation Board. The intent is for the home to remain our principal residence. The zoning request change will enable approximately 25% of the home be the office of our sole proprietorship architecture firm; DPA I Dwight Patterson Architects, PLLC. The requested change would also allow us to include a discreet 8 square foot (maximum) sign a minimum of five feet from the front property line. The sign shall be designed to compliment and enhance the historic nature of the home. Additionally, the requested change would allow clients to access our home for meetings. It's of great importance to emphasize that it is our intent to enhance the historic character of the home and the neighborhood. Currently the neighboring zoning is a mixture of R-MF, RPO and AR. The properties directly south and west of the subject property along S. Chilton Avenue are zoned AR. It's our belief that this request if granted will be consistent with the character of the neighborhood.

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) Dwight David Patterson 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: Dwight David Patterson

Owner(s) Name: _____

Address: 434 S. Chilton Avenue

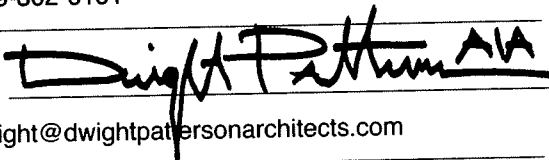
Address: _____

City, State, Zip: Tyler, Texas 75702

City, State, Zip: _____

Phone: 619-302-0101

Phone: _____

Signature: 

Signature: _____

Email: dwight@dwightpattersonarchitects.com

Email: _____

Authorized Agent's Name: _____

Signature: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

SUPPORTING INFORMATION

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