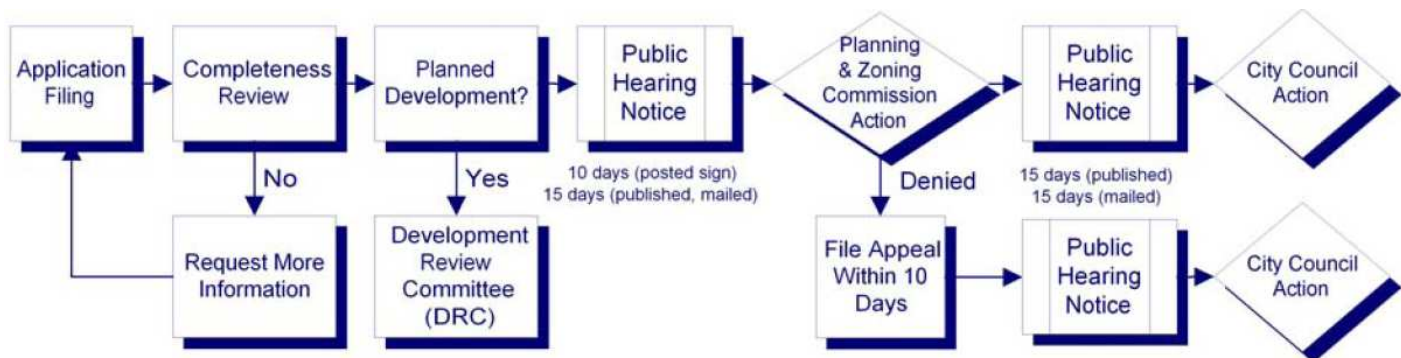


ZONING APPLICATION

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): TRACT 21E,21H,21J,21K
2. Property Address of Location (required): SHILOH RD, TYLER, TX, 75703

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-1D</u>	CLASSIFICATION <u>R-MF</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>14.6</u>	AREA (ACREAGE) <u>14.6</u>
	DWELLING UNITS/ ACRE (if applicable) <u>24</u>

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

This property is a large parcel on a major thoroughfare in Tyler. It's current zoning (R-1D) would only allow for a single family home, which seems out of place with the density of the surrounding properties (mostly commercial, multifamily, mobile home parks, and some townhome residential developments).

Our goal is to increase the allowable density through a zoning change to Multifamily, which would put the property's development potential in line with its immediate surroundings. The adjoining parcel the west is currently zoned Multifamily and has a multi-building apartment complex. Because most of the surrounding properties are either commercial, multifamily, or planned unit districts, we believe a zoning change is appropriate for this property, and would align with its highest and best use.

In addition, the City's comprehensive plan for this property is for townhome/garden apartment complex. Re-zoning the property to R-MF would work in conjunction with City's long term goals.

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)* Titus Land Holdings LLC. 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: IMAM MAHFUZ
Address: 9110 WATERVIEW PKWY,
City, State, Zip: ROWLET, TX, 75089
Phone: (469) 544-6932
Signature: 
Email: mahfuz.imam@gmail.com

Owner(s) Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Signature: _____
Email: _____

Authorized Agent's Name: T. Kyle Bryant
Address: 1940 Fountain View Dr. #3063
Phone: 713-376-4224

Signature: 
City, State, Zip: Houston, TX 77057
Email: kyle@tituslandholdings.com

SUPPORTING INFORMATION

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

