

PD23-002

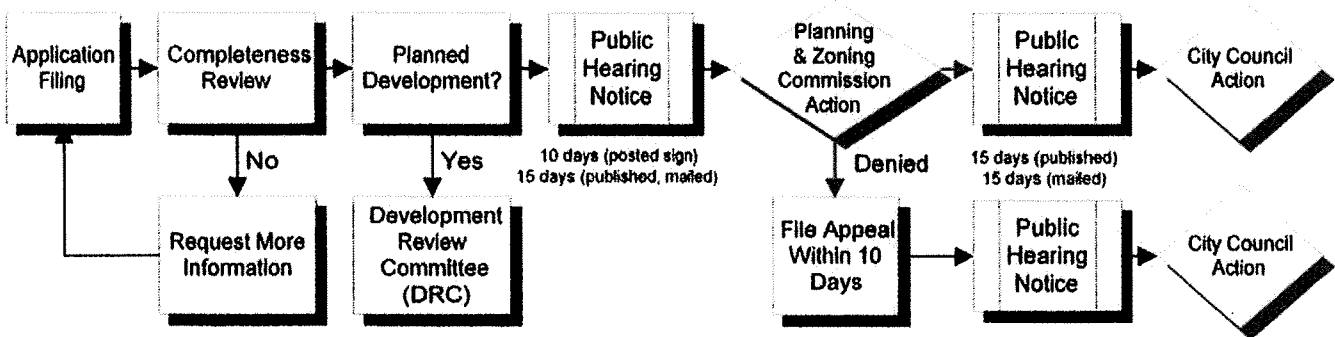
## PLANNED DEVELOPMENT APPLICATION

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:

1. Lot, Block and Addition (required): Lots 17-27; NCB 1492-A; Double Star Addition
2. Property Address of Location (required): 6003 - 6129 Villa Rosa Way

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>PMF</u> <input type="button" value="v"/>	CLASSIFICATION <u>PMF</u> <input type="button" value="v"/>
OVERLAY (IF APPLICABLE) _____ <input type="button" value="v"/>	OVERLAY (IF APPLICABLE) _____ <input type="button" value="v"/>
AREA (ACREAGE) _____	AREA (ACREAGE) _____
	DWELLING UNITS/ACRE (if applicable) _____

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

Site Plan amendment is to allow for a 6-ft high wooden privacy fence rather than an 8-ft high masonry fence along the boundary with Guinn Farms Addition.

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) Eric Williams 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: NS - MF Partners - Tyler, LLC

Owner(s) Name: \_\_\_\_\_

Address: 311 S. Oak St., Suite 250

Address: \_\_\_\_\_

City, State, Zip: Roanoke, TX

City, State, Zip: \_\_\_\_\_

Phone: (817) 464-8190

Phone: \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_

Email: tim.nystrom@newstreamcorp.com

Email: \_\_\_\_\_

Authorized Agent's Name: Eric Williams

Signature: \_\_\_\_\_

Address: 10241 Robinson Dr., Tyler 75703

City, State, Zip: \_\_\_\_\_

Phone: 903-790-2924 cell  
903-939-0240 office

Email: \_\_\_\_\_

**SUPPORTING INFORMATION**

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