

# CITY OF TYLER



# S24-002

## ZONING APPLICATION

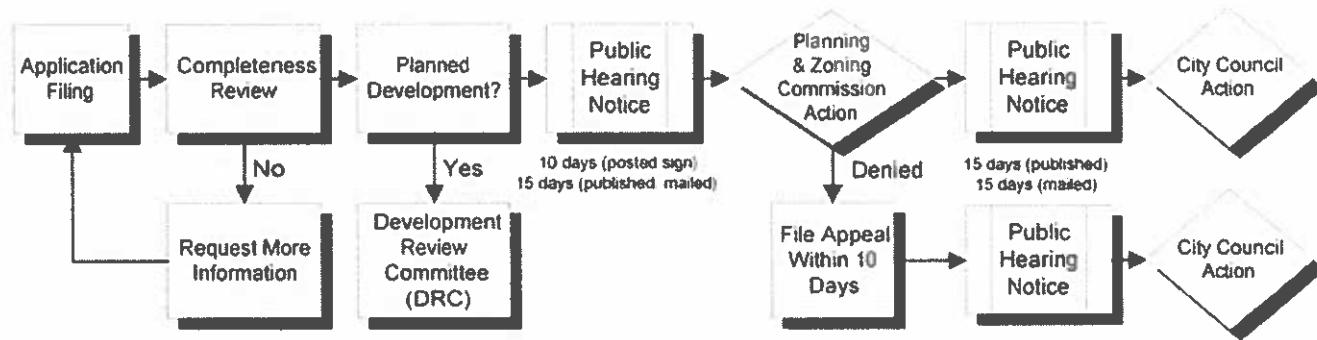
### PROCESS

[Print Form](#)

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

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): Block 1 Lot 5
2. Property Address of Location (required): 2015 Anthony Dr. Tyler, Texas 75701

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>M-1</u>	CLASSIFICATION <u>M-1</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>1.161</u>	AREA (ACREAGE) <u>0</u> DWELLING UNITS/ ACRE (if applicable) _____

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

Compassionate Cultivation LLC has a large number of medical patients in the City of Tyler and surrounding areas participating in the Texas Compassionate Use Program (37 TAC Part 1, Chapter 12) and are no longer able to effectively service the patient base via home delivery. In order to efficiently service this patient base and ensure all patients are able to effectively receive their prescribed medication the company requires a centralized physical location in the area where Logistics personnel are able to dispense prescription orders to customers in a safe and effective manner. 2015 Anthony Dr. Tyler, Texas 75701 is properly zoned M-1 per City requirements for such distribution and meets all requirements for a dispensing location set forth by the Department of Public Safety. Compassionate Cultivation requests a Special Use Permit be granted to authorize the site be used for the dispensing of medical cannabis prescription orders to patients. We are not requesting that the property be rezoned in any way, only that the SUP be granted for operations under the current M-1 zoning.

### 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.

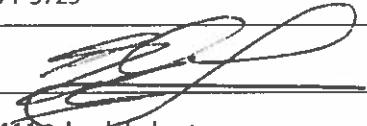
None

Copy Attached

## AUTHORIZATION OF AGENT

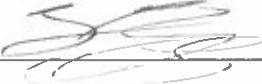
A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* Compassionate Cultivation LLC to act as our agent in the matter of this request. The term agent shall be construed to mean any lessee, developer, option holder, or authorized individual 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: Motor Corps Assoc of Tyler  
Address: 2015 Anthony Dr  
City, State, Zip: Tyler, TX 75701  
Phone: 913-571-5725  
Signature:   
Email: leifer1111@sbcglobal.net

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

Authorized Agent's Name: Compassionate Cultivation LLC  
Address: 12701 Lowden Ln, Bldg 501  
Phone: 512-614-0343

Signature:   
City, State, Zip: Manchaca, TX 78652  
Email: info@texasoriginal.com

## SUPPORTING INFORMATION

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