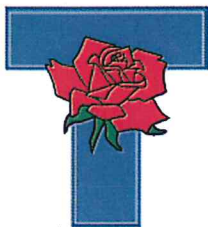


CITY OF TYLER



ZONING APPLICATION

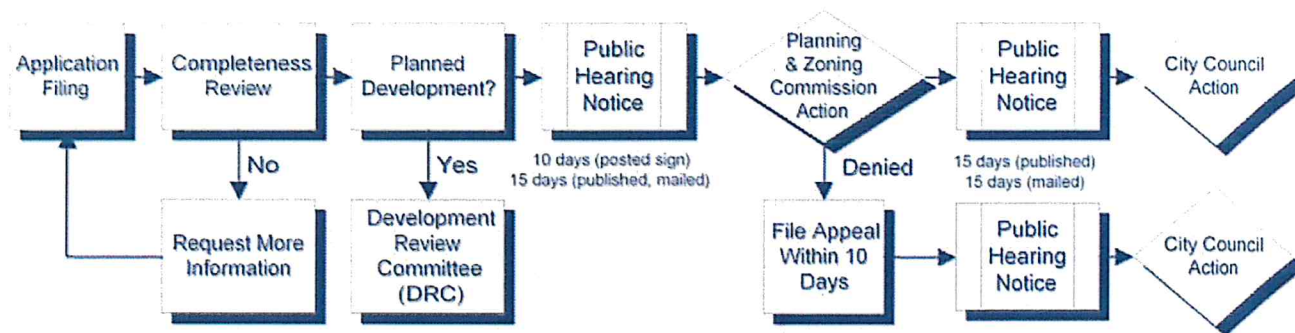
Print Form

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.



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): 39A, 1297
2. Property Address of Location (required): 3810 Brookside Drive, Tyler, Texas, 75707

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>PCD</u>	CLASSIFICATION _____
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>0.87</u>	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) _____

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

See attached documentation for map and reasons.

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)* Chris Cobb 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: Townsquare Media

Address: 3810 Brookside Drive

City, State, Zip: Tyler, Texas, 75707

Phone: 903-581-0606

Signature: 

Email: chris.cobb@townsquaremedia.com

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Authorized Agent's Name: Chris Cobb

Address: 3810 Brookside Drive, Tyler, Texas, 75707

Phone: 903-445-3818

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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

During the severe storms last week, we had a tower collapse due to straight-line winds. This tower is what we call an 'STL' tower. That stands for 'Studio to Transmitter Link'.

This tower is a very low-power microwave antenna that we use to transmit the audio from the radio station studios out to our transmitter sites, and then the audio goes into the radio station's transmitters for broadcast.

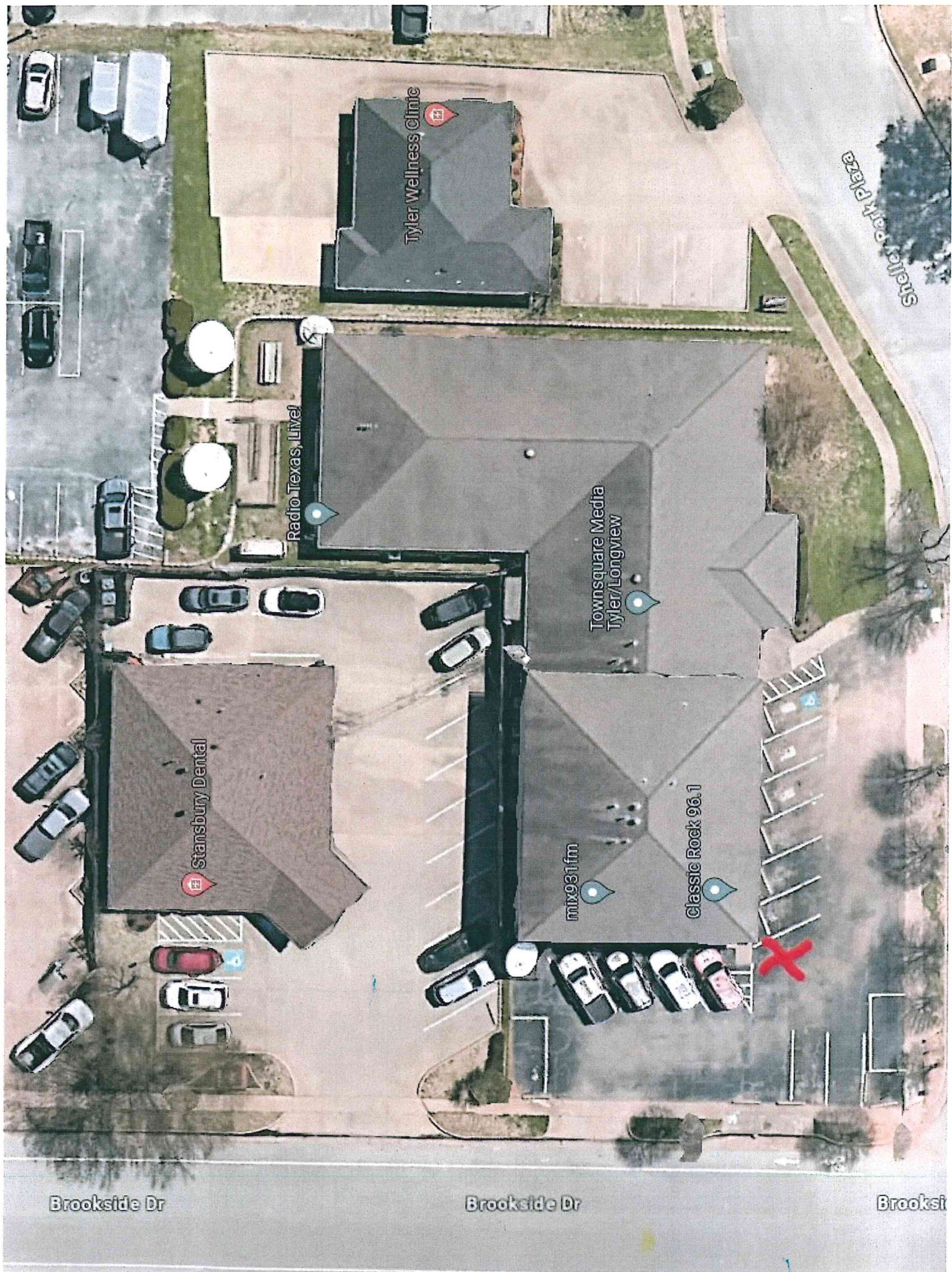
Due to drainage issues, unstable shifting dirt, ground conditions and other limiting factors, we cannot place the tower back in its original location.

The best location where we have no underground utilities would be the south-west corner of our building. We would sacrifice a few parking spots to place the 10' x 10' concrete pad there upon which we would like to install a new 150-foot tower.

811dig has already surveyed the property and we have engineering teams on standby to work on the project, but we want to clear any necessary permitting with the city before we can move forward.

Please note that this tower is used to transmit audio from the studios to our KNUE-FM transmitter site. KNUE-FM is classified by the FCC and the Texas State Emergency Plan as an 'LP-1'. This stands for Local Primary 1st, meaning that when emergency alerts are issued for weather, national security issues, disasters, etc., issued by either the National Weather Service or the US Government, all of the other broadcasters in the area are to monitor KNUE-FM, per the FCC, for these alerts. It is a relay system with KNUE-FM being the main distribution point for emergency alerts for radio, TV and cable systems. Those systems also have automated monitoring equipment that is always tuned to KNUE-FM. Those alerts are aired first by KNUE-FM, and picked up and re-broadcast by the other broadcasters in the area.

Without a microwave STL tower to send audio from our studios out to the KNUE-FM transmitter site located in Overton, Texas, we are at the mercy of using the Internet to transmit audio over a stream from our studios to the transmitter site. This puts us at the mercy of the Internet Service Providers. If they have an outage or need to take their network down to perform maintenance, KNUE-FM would be off the air. This means no one would get emergency alerts in the area and that is a major public safety concern, not to mention an out of compliance issue with the FCC.



Tyler Wellness Clinic

Radio Texas Live!

Townsquare Media
Tyler/Longview

Stansbury Dental

mix931fm

Classic Rock 96.1



Shelter Park Plaza

Brookside Dr

Brookside Dr

Brookside Dr