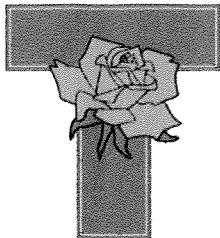


CITY OF TYLER



ZONING APPLICATION

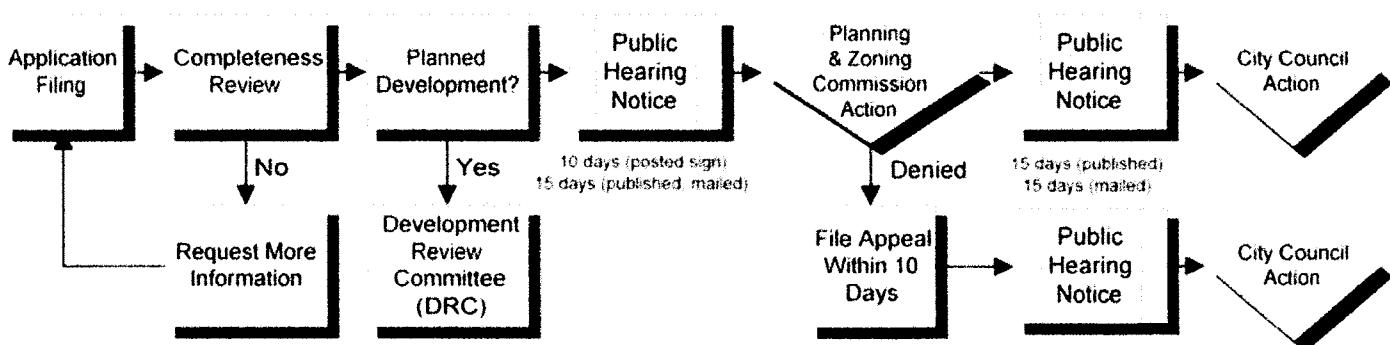
[Print Form](#)

224-025
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: _____

RECEIVED

JUN 14 2024

PLANNING DEPT.

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): Jones, Mrs T.W, ADDN. Block 78-A, Lot 44
2. Property Address of Location (required): 501/503 S Spring Avenue

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>RPO</u> <input type="button" value="▼"/>	CLASSIFICATION <u>DBAC or Residential zoning</u> <input type="button" value="▼"/> RZ ?
OVERLAY (IF APPLICABLE) <input type="button" value="▼"/>	OVERLAY (IF APPLICABLE) <input type="button" value="▼"/>
AREA (ACREAGE) _____	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) _____

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

The property in question is an abandoned residential duplex dating back to the 1930s. Despite its current zoning designation, it has not been utilized for commercial or professional office purposes and has been contributing to neighborhood issues. Obtaining the appropriate zoning is necessary to restore the duplex and enhance the surrounding properties.

The upstairs unit encompasses two bedrooms and one bathroom within 979 sq ft, while the downstairs unit features three bedrooms and two bathrooms covering 1288 sq ft. Detailed restoration plans have been submitted, and the owner's statement is attached for your reference.

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)* Karla Kinderman 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: Spring RJP Operations, LLC

Owner(s) Name: Karla Kinderman

Address: 1920 Stoneleaf Drive

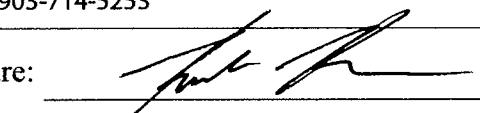
Address: 1920 Stoneleaf Drive

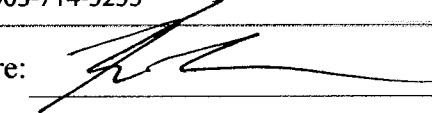
City, State, Zip: Tyler, TX 75703

City, State, Zip: Tyler, TX 75703

Phone: 903-714-5253

Phone: 903-714-5253

Signature: 

Signature: 

Email: kceccoli@me.com

Email: kceccoli@me.com

Authorized Agent's Name: Karla Kinderman

Signature: 

Address: 1920 Stoneleaf Drive

City, State, Zip: Tyler, TX 75703

Phone: 903-714-5253

Email: kceccoli@me.com

SUPPORTING INFORMATION

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

Owner Statement regarding Reasons for Zoning Change Request

I have recently acquired 501 and 503 S Spring, an abandoned duplex in a designated Opportunity Zone (OZ) that holds immense potential despite its current state. The property, only used as a residential duplex (with no record of commercial or professional office use), was left to deteriorate, becoming a gathering place for local homeless individuals and intravenous drug users. But we saw this as an opportunity for transformation and a means to substantially improve two other properties we own on Spring Ave, 434 and 510 S Spring, which I have been operating as successful short-term rentals.

Following discussions with the Smith County Historical Society, we have developed a plan to restore this duplex from the 1930s. Our goal is to contribute to revitalizing the street and downtown area while preserving this valuable piece of Tyler's history, complying with OZ regulations, and providing two more high-quality, nice housing options for downtown growth. The reasons behind the city's initial imposition of RPO zoning on this property are unclear. While it appears that the city intended to address substandard housing, substance abuse, and criminal activities, the restriction limiting the property to professional office use may have inadvertently hindered its potential, limiting potential buyers and tenants. As a result, the property gradually depreciated over time and was considered a tear-down.

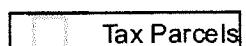
Unfortunately, having predominantly professional offices has contributed to street desolation during the evening, apart from a few residential occupants and my short-term rentals. By permitting a blend of residential and commercial uses, this street could benefit by drawing people in, bolstering foot traffic, and contributing to a more vibrant downtown environment. Curbing economic prospects and housing in this area, particularly by restricting it to currently underutilized professional offices, seems inadvisable given the city's goals for growth and the pressing need for additional quality housing options in or close to downtown.

We are committed to collaborating with the city and positively contributing to the downtown area. We have submitted extensive drawings (some attached) and are obtaining permits for this restoration.



6/14/2024, 6:17:32 AM

Web AppBuilder for ArcGIS



Web AppBuilder for ArcGIS

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

0 0.045 0.09 0.18 mi



6/14/2024, 6:08:04 AM

Web AppBuilder for ArcGIS

- AddressPoints
- Additional Accounts
- Tax Parcels

Web AppBuilder for ArcGIS

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

0 0.005 0.01 0.02 mi

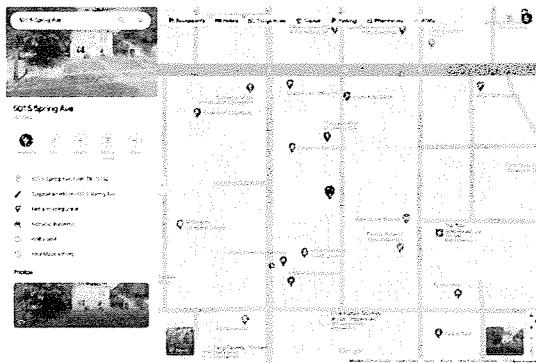
Spring RJP Operations
501 & 503 S. Spring Ave. Restoration
Tyler

Studio B
Designs



6011 Redcoat Lane
Tyler, TX 75703
903-609-2228
brandy@studiobinteriordesign.com

MAP



SHEET INDEX

TITLE SHEET/SITE PLAN

D1 DEMO PLANS

A1 FLOOR PLANS

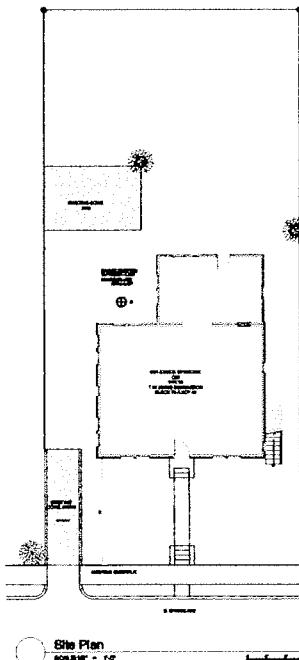
A2 FINISH PLANS

A3 RCP

A4 EXTERIOR ELEVATIONS

A5 INTERIOR ELEVATIONS

E1 POWER PLAN



Site Plan

SCOPE OF WORK:

OVERVIEW:
 THE EXISTING 1820s PEDIMENT was purchased in a dilapidated state and these drawings are to help convey the work needed to restore the residence to its historic nature. The intent is to duplicate as much of what was previously there. The exterior will be restored to its original property to 1820. The existing windows and doors will remain. Windows will be repaired and broken glass replaced in order to be restored to their original design. The exterior will be painted in a color scheme that matches the original exterior and the interior will be painted in a color scheme that matches the interior. The exterior will be repaired and repainted to match the original exterior. The interior will be repaired and repainted to match the original interior. The exterior will be repaired and repainted to match the original exterior. The interior will be repaired and repainted to match the original interior.

ALL MECHANICAL AND ELECTRICAL PLUMBING WILL NEED TO BE INSTALLED IN COMPLIANCE WITH THE 2021 IBC AND NATIONAL ELECTRICAL CODE 2020.

ALL NEW PLUMBING WILL NEED TO BE INSTALLED IN COMPLIANCE WITH THE 2021 IBC AND THE INTERNATIONAL PLUMBING CODE 2021.

ALL NEW MECHANICAL SYSTEMS WILL NEED TO BE INSTALLED IN COMPLIANCE WITH THE 2021 IBC AND THE INTERNATIONAL MECHANICAL CODE 2021. THE NEW AC UNITS WILL BE IN THE ATTIC.

OWNER CONTACT

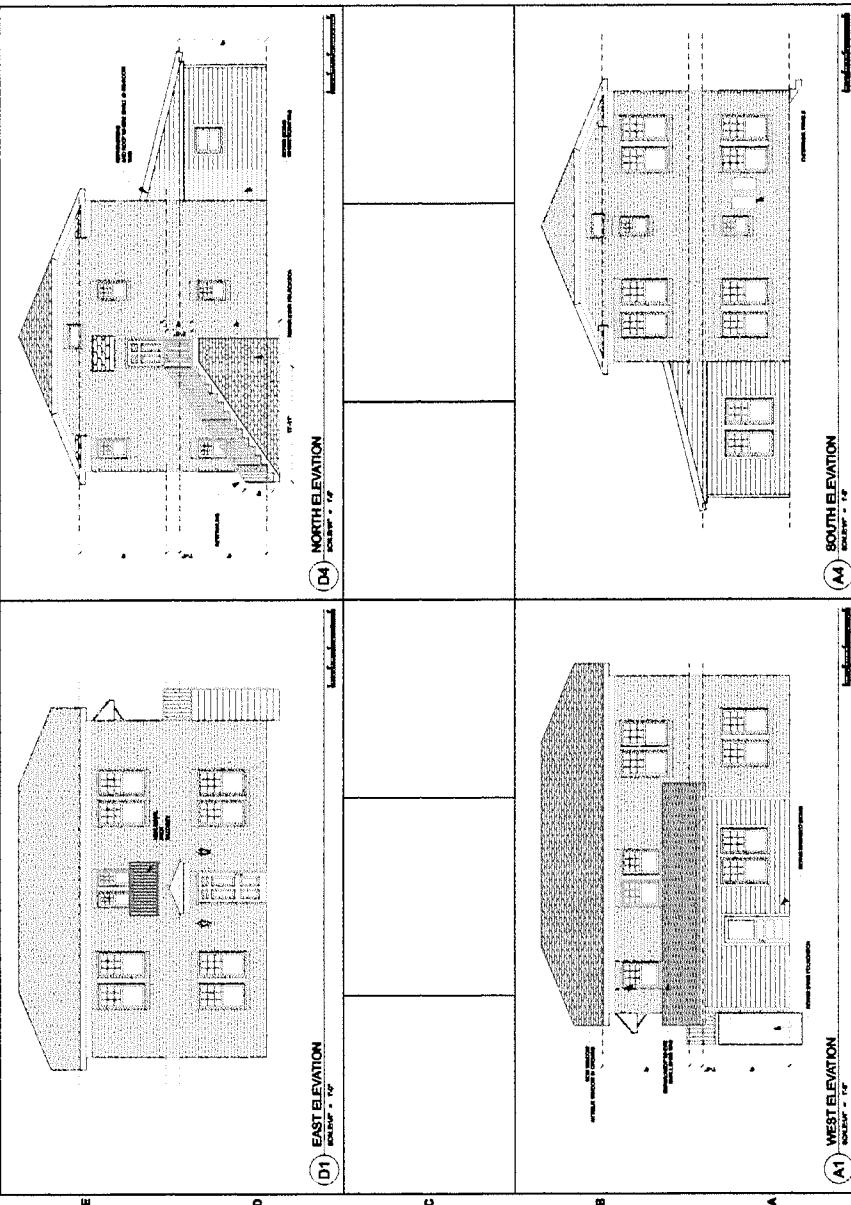
KARLA KINDERMAN CECCOLI
 kkceccoli@gmail.com
 (903) 714-5253



INTERIOR DESIGNER

STUDIO B DESIGNS
 6011 REDCOAT LANE
 TYLER, TX 75703
 903-609-2228

CONTACT: BRANDY JONES, RID, IIDA
 brandy@studiobinteriordesign.com



Brandy Jones, RD, RDIA
4011 Redwood Lane
Tucson, Arizona 85718
928.722.2100 office
928.745.1458 cell
brandy@brandyjonesdesign.com

Spring RJP Operations
1001 & 503 S. Spring Ave. Restorative
Tyler

A circular seal of the Commonwealth of Massachusetts is positioned above a handwritten signature. The seal features a five-pointed star in the center, surrounded by a ring of text. The signature, written in cursive ink, is positioned below the seal.

6/11/24
24.02
A1
FLOOR PLANS

1st Floor Permit APP # : 24-05171
2nd " " " " : 24-05200