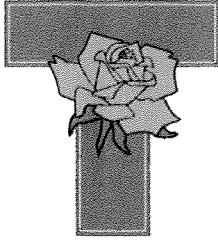


# CITY OF TYLER



224-025

Print Form

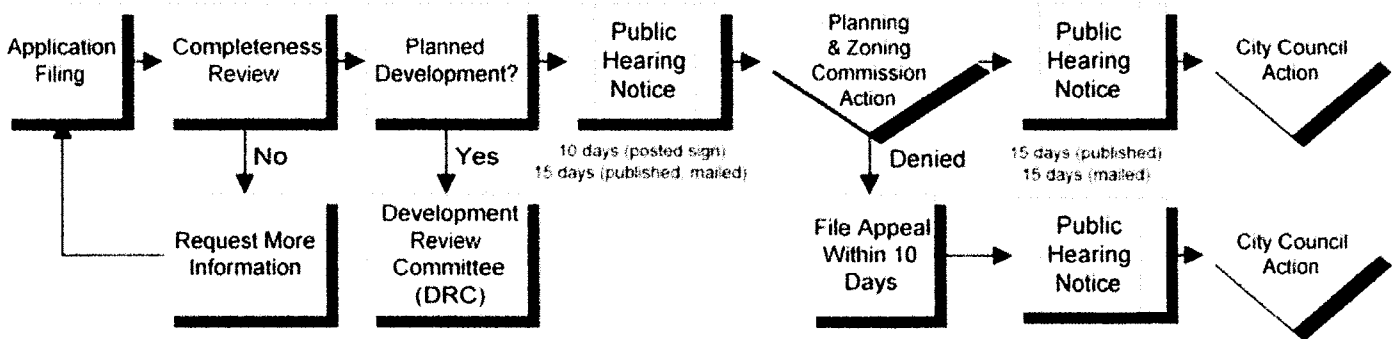
City of Tyler  
Planning Department  
423 W. Ferguson  
Tyler, TX 75702  
(903) 531-1175  
(903) 531-1170 fax

## 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: \_\_\_\_\_

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="checkbox"/>	CLASSIFICATION <u>DBAC or Residential Zoning</u> <input type="checkbox"/> <i>Appropriate zoning R2?</i>
OVERLAY (IF APPLICABLE) <input type="checkbox"/>	OVERLAY (IF APPLICABLE) <input type="checkbox"/>
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).

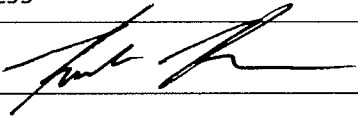
*(Please print all but signature)*

Owner(s) Name: Spring RJP Operations, LLC

Address: 1920 Stoneleaf Drive

City, State, Zip: Tyler, TX 75703

Phone: 903-714-5253

Signature: 

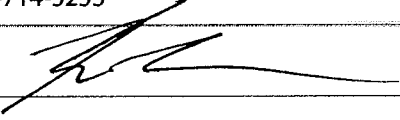
Email: kceccoli@me.com

Owner(s) Name: Karla Kinderman

Address: 1920 Stoneleaf Drive

City, State, Zip: Tyler, TX 75703

Phone: 903-714-5253


Signature: 

Email: kceccoli@me.com

Authorized Agent's Name: Karla Kinderman

Address: 1920 Stoneleaf Drive

Phone: 903-714-5253

Signature: 

City, State, Zip: Tyler, TX 75703

Email: kceccoli@me.com

## SUPPORTING INFORMATION

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

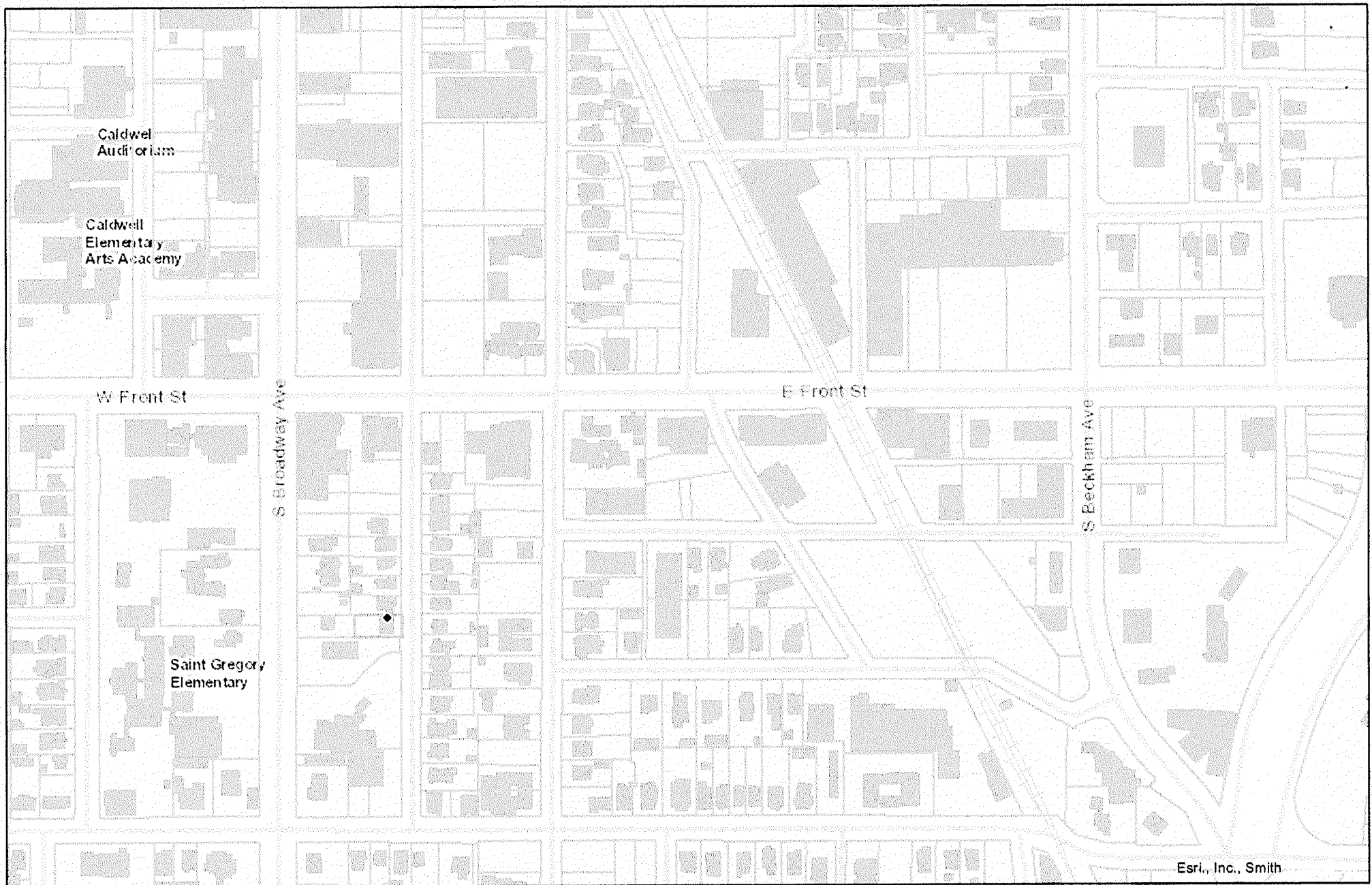
## **Owner Statement regarding Reasons for Zoning Change Request**

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

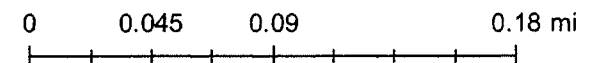
Web AppBuilder for ArcGIS

## Web AppBuilder for ArcGIS

 Tax Parcels

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>





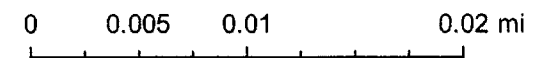
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Web AppBuilder for ArcGIS

## Web AppBuilder for ArcGIS

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<http://www.smithcountymapsite.org>



AddressPoints

●

Additional Accounts

□

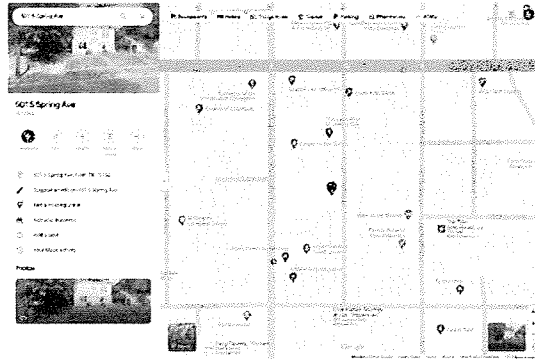
Tax Parcels

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

Studio 8  
designs



## MAP

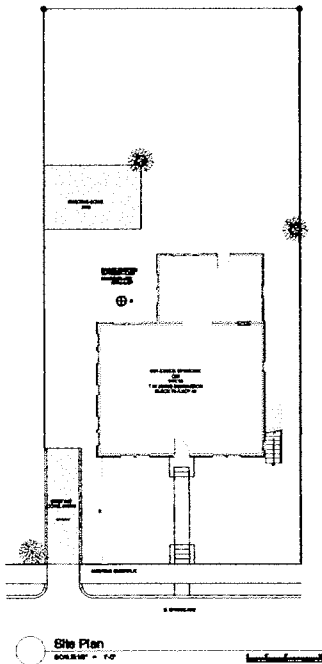


## SHEET INDEX

### TITLE SHEET/SITE PLAN

- D1 DEMO PLANS
- A1 FLOOR PLANS
- A2 FINISH PLANS
- A3 RCP
- A4 EXTERIOR ELEVATIONS
- A5 INTERIOR ELEVATIONS
- E1 POWER PLAN

Brandy Jones, RID, IIDA  
6011 Redcoat Lane  
Tyler, TX 75703  
903.509.2220  
brandy@studiobinteriordesign.com



### SCOPE OF WORK:

**OVERVIEW:**  
THE EXISTING 1920s RESIDENCE WAS PURCHASED IN A GUTTED STATE AND THESE DRAWINGS ARE TO HELP COMPLY THE WORK NEEDED TO RESTORE THE RESIDENCE TO ITS HISTORIC NATURE. THE INTENT IS TO BUILD BACK AS MUCH OF WHAT WAS PREVIOUSLY THERE ORIGINALLY. THE OWNER WILL NEED TO REZONE THE PROPERTY TO PD. THE EXISTING WINDOWS AND DOORS WILL REMAIN. WINDOWS WILL BE REPAIRED AND BROKEN GLASS REPLACED IN ORDER TO BE RESTORED TO THEIR ORIGINAL DESIGN. THEY WILL ALL BE MADE OPERABLE AND ALL WINDOWS ON THE SECOND STORY ARE ABOVE GUT FROM THE FLOOR. THE OPEN FLOORS TO THE STRUCTURE BELOW WILL BE FRAMED AND BUILT BACK IN THE SAME WAY TO MATCH THE ORIGINAL FLOORS AND CEILING. ROOF REPAIRS WILL BE MADE TO RECTIFY LEAKS. THE EXTERIOR SIDING WILL BE REPAIRED WITH WOOD AND SHINGLES. ADHERING TO THE INTERNATIONAL RESIDENTIAL CODE 2021.

ALL NEW WIRING AND ELECTRICAL PANELS WILL NEED TO BE INSTALLED IN COMPLIANCE WITH THE 2021 NEC AND NATIONAL ELECTRICAL CODE 2021.

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

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

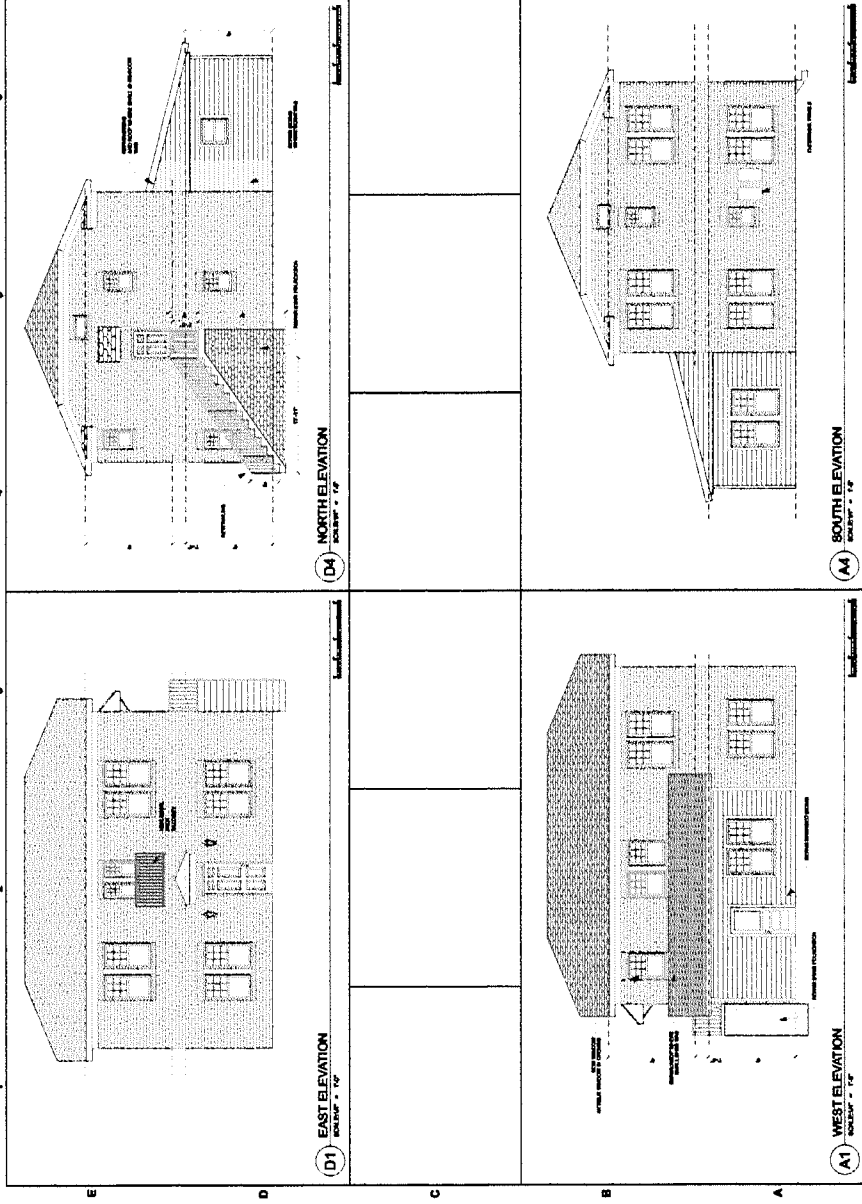
### OWNER CONTACT

KARLA KINDERMAN CECCOLI  
kceccoli@me.com  
(903) 714-5253

### INTERIOR DESIGNER

STUDIO 8 DESIGNS  
6011 REDCOAT LANE  
TYLER, TX 75703  
903-509-2220  
CONTACT: BRANDY JONES, RID, IIDA  
brandy@studiobinteriordesign.com





studio B  
designs

501 & 503 S. Spring Ave. Restoration  
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Spring RUP Operations  
501 & 503 S. Spring Ave.  
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817.233.0700  
tyler@studioBdesigns.com

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