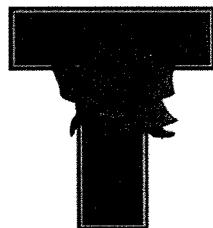


# CITY OF TYLER



724-029

[Print Form](#)

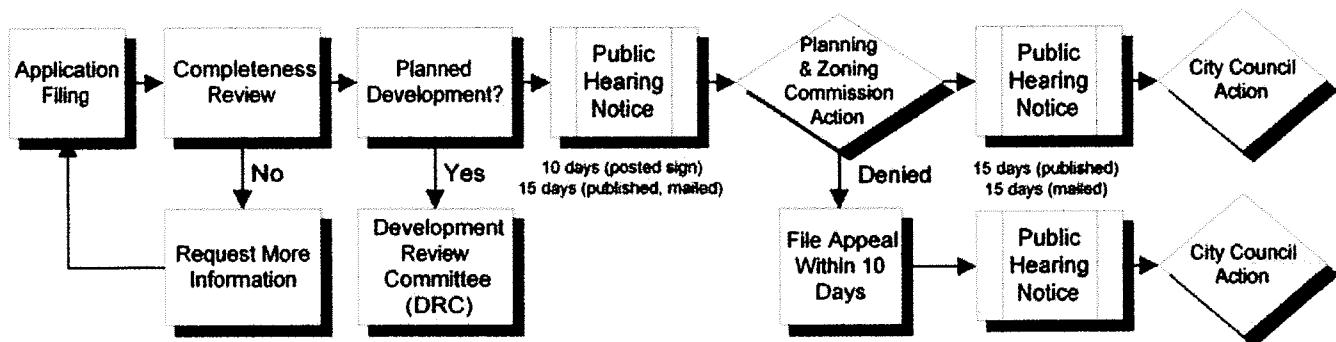
City of Tyler  
Planning Department  
423 W. Ferguson  
Tyler, TX 75702  
(903) 531-1175  
(903) 531-1170 fax

## 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**

AUG 21 2024

**PLANNING DEPT.**

## AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* Ivan Pejovic 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: KTSI Properties, LLC

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

Address: 6434 Rockwood Drive

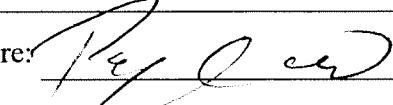
Address: \_\_\_\_\_

City, State, Zip: Tyler, TX, 75703

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

Phone: 469-878-3003

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

Signature: 

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

Email: ivan@horizonvpn.com

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

Authorized Agent's Name: Ivan Pejovic

Signature: 

Address: 6434 Rockwood Drive

City, State, Zip: Tyler, TX, 75703

Phone: 469-878-3003

Email: ivan@horizonvpn.com

## SUPPORTING INFORMATION

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

## 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): LOT 6, BLOCK 911
2. Property Address of Location (required): 2423 E Commerce St and 2409 E Commerce  
Tyler, 75702

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>RESIDENTIAL</u>	CLASSIFICATION <u>LIGHT INDUSTRIAL</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>4.9 + 2.9</u>	AREA (ACREAGE) <u>4.9 + 2.9</u> DWELLING UNITS/ ACRE (if applicable) _____

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

*WITH THE OTHER BUSINESSES IN THE AREA,  
DELEK, S.T. FASTENING, AND E.T. FASTENING.  
WE COULD SEE THE PROPERTY AS A FUTURE  
SIGHT FOR BUSINESS AND JOBS FOR THE  
CITY OF TYLER.*

### 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

## Property Detail

Account Number: **150000091100006000**

Tax Year: **2024** Change Year: **2024** ▾

[Tax](#)

[History](#)

[Print This](#)

[Page](#)

Ownership Information		Preliminary Values			
YEAR	2024	IMPROVEMENT VALUE	(+) \$0		
PIN NUMBER	R068641	LAND VALUE	(+) <u>\$33,376</u>		
ACCOUNT NUMBER	1-50000-0911-00-006000	MARKET VALUE	(=) <b>\$33,376</b>		
OWNER	J A HARGIS PARTNERSHIP #2 LP				
IN CARE OF					
ADDRESS	1419 ROYAL OAK DR				
CITY	TYLER				
STATE	TX				
ZIP	75703-5709				
Jurisdictions		Estimated Tax Information*			
COUNTY	SMITH COUNTY	COUNTY	\$115.90		
CITY	CITY OF TYLER	CITY	\$82.75		
ISD	TYLER ISD	ISD	\$320.41		
COLLEGE	TYLER JR. COLLEGE	COLLEGE	\$62.74		
		<b>TOTAL TAX</b>	<b>\$581.80</b>		
		* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are only Estimates prepared by Smith County Appraisal District.			
Legal Information					
LOCATION	2409 E COMMERCE				
MAP NUMBER	C 51B				
MAP GRID	J-16.3A				
ABSTRACT	CITY OF TYLER				
SUBDIVISION	CITY OF TYLER				
SECTION					
BLOCK/LOT/TRACT	BLOCK 911 LOT 6				
ACRES	4.922				
Deed Information		Exemptions			
RECORDING DATE	9/20/2005				
INSTRUMENT	CWD 47189				
VOLUME NUMBER	7898				
PAGE NUMBER	31	* For privacy reasons not all exemptions are shown online.			
Dwelling Information					

# Property Detail

Account Number: **150000091100007000**

Tax Year: **2024** Change Year: **2024**

[Tax](#)

[History](#)

[Print This](#)

[Page](#)

Ownership Information		Preliminary Values			
YEAR	2024	IMPROVEMENT VALUE	(+) \$0		
PIN NUMBER	R068642	LAND VALUE	(+) <b>\$49,294</b>		
ACCOUNT NUMBER	1-50000-0911-00-007000	MARKET VALUE	(=) <b>\$49,294</b>		
OWNER	J A HARGIS PARTNERSHIP #2 LP				
IN CARE OF					
ADDRESS	1419 ROYAL OAK DR				
CITY	TYLER				
STATE	TX				
ZIP	75703-0000				
Jurisdictions		Estimated Tax Information*			
COUNTY	SMITH COUNTY	COUNTY	\$171.18		
CITY	CITY OF TYLER	CITY	\$122.21		
ISD	TYLER ISD	ISD	\$473.22		
COLLEGE	TYLER JR. COLLEGE	COLLEGE	\$92.67		
		<b>TOTAL TAX</b>	<b>\$859.28</b>		
		* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are only Estimates prepared by Smith County Appraisal District.			
Legal Information					
LOCATION	2423 E COMMERCE ST				
MAP NUMBER	C 51B				
MAP GRID	J-16.3A				
ABSTRACT	CITY OF TYLER				
SUBDIVISION	CITY OF TYLER				
SECTION					
BLOCK/LOT/TRACT	BLOCK 911 LOT 7				
ACRES	2.962				
Deed Information		Exemptions			
RECORDING DATE	3/9/2012				
INSTRUMENT	WD 10819				
VOLUME NUMBER					
PAGE NUMBER		* For privacy reasons not all exemptions are shown online.			
Dwelling Information					