

CITY OF TYLER



225-D12

Print Form

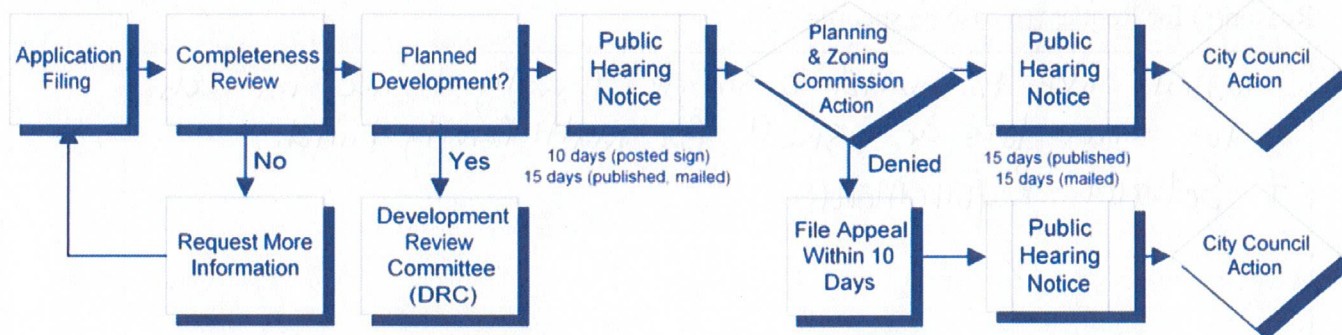
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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

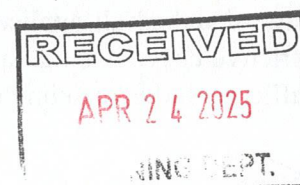
Filing Fee for Zoning Application

Receipt No.: _____ Amount: _____

Sign Deposit Fee

Receipt No.: _____ Amount: _____

Signed By: _____



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 & Lot 26
2. Property Address of Location (required): 441 + 435 S Ross ave Tyler, TX 75702

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-MF</u> <input type="button" value="v"/>	CLASSIFICATION <u>R-1D</u> <input type="button" value="v"/>
OVERLAY (IF APPLICABLE) <input type="button" value="v"/>	OVERLAY (IF APPLICABLE) <input type="button" value="v"/>
AREA (ACREAGE) <u>LOT 6 = 7550.65</u> <u>LOT 26 = 4662.14</u>	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) _____

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

Would like to build a single family home in each lot since lots are small for multi family build.
+ Setback Requirements

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) Yesenia Lopez 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: Yesenia Lopez
Address: 318 e 3rd St
City, State, Zip: Tyler, TX 75701
Phone: 903-952-9828
Signature: Yesenia Lopez
Email: gigglesmedina07@gmail.com

Authorized Agent's Name: Yesenia Lopez
Address: 318 e 3rd St Tyler, TX 7
Phone: 903-952-9828

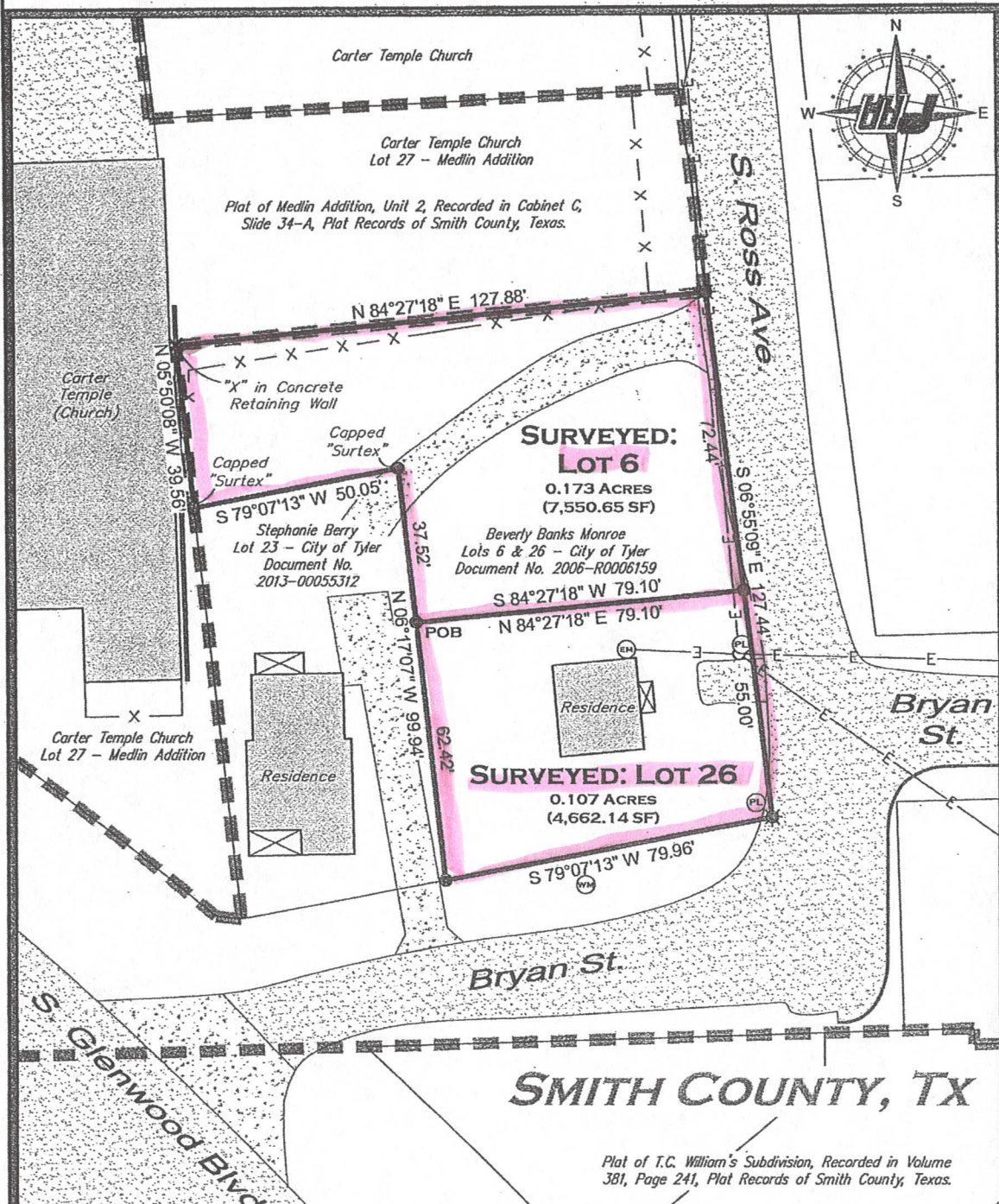
Owner(s) Name: Jorge Lopez
Address: 727 Crestway Dr
City, State, Zip: Tyler, TX 75701
Phone: 903-952-9827
Signature: Jorge A Lopez
Email: gigglesmedina07@yahoo.com

Signature: Yesenia Lopez
City, State, Zip: Tyler, TX 75701
Email: gigglesmedina07@gmail.com

SUPPORTING INFORMATION

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

SURVEYED: LOT 6 & LOT 26 - BLOCK 325



Survey Reviewed & Accepted By: *[Signature]* Date: 04/16/2025

Survey Reviewed & Accepted By: *[Signature]* Date: 04/16/2025

CAPITAL TITLE OF TEXAS, LLC
GF No. 25-855733-TY
SCHEDULE B ITEMS:

10C. ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
10F. A PORTION OF THIS PROPERTY LIES WITHIN A PUBLIC ROADWAY. (SHOWN)

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 14TH, 2025.



REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

- ☼ = COTTON SPINDLE FOUND/SET
- ⊙/⊙ = 1/2" IRON ROD FOUND/SET
- SUBD. LIMITS ———— X ———— X ———— X ———— X ———— X ————
- FENCE — X — X — X — X — X — X — X —
- OVERHEAD ELECTRIC LINE ———— E ———— E ————
- WM = WATER METER ⊗ = WATER VALVE
- = POWER POLE PL = PIPELINE MARKER
- MH = MANHOLE FH = FIRE HYDRANT
- GM = GAS METER S = SEPTIC LID/EQUIPMENT
- EM = ELECTRIC METER PROP. = PROPANE TANK
- T = TELE. PEDESTAL AC = AIR CONDITIONER



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: RAM CREW CHIEF: JM
ADDRESS: 435 & 441 S. ROSS AVE.
CITY/COUNTY: TYLER / SMITH COUNTY
SURVEY/ABSTRACT NO.: A-146
SUBDIVISION: CITY OF TYLER
LOT/BLOCK NO.: LOT 6 & 26/BLOCK 325
CLIENT: Y. LOPEZ (903) 952-9828

PREPARED BY: RAM ON APRIL 14TH, 2025
JOB No. 25-0351
30 0 30
SCALE: 1" = 30'