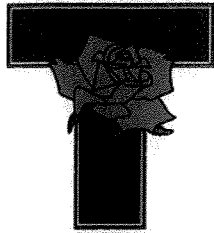


CITY OF TYLER



225-015

Print Form

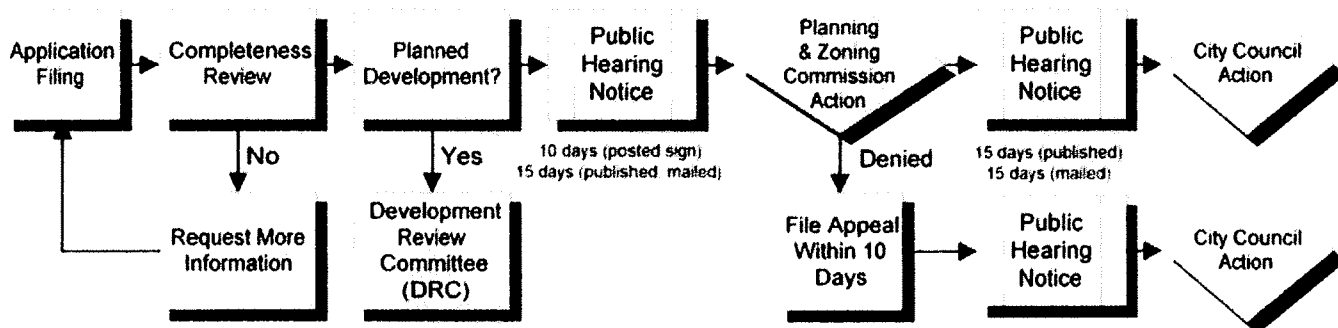
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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): Lots 12-16 and Lots 32-38
2. Property Address of Location (required): 1309 W Houston St.

| PRESENT ZONING | PROPOSED ZONING |
|---|---|
| CLASSIFICATION <u>R1A, R2+21</u> <input type="checkbox"/> | CLASSIFICATION <u>R2</u> <input type="checkbox"/> |
| 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):

Proposing to construct ~~Senior Citizen~~ duplexes aimed towards Senior citizens.
The total Amount would be up to 7-8

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) VERETTA RIDER 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: COLLEGE HILL BAPTIST CHURCH

Owner(s) Name: _____

Address: 1314 W. HOUSTON

Address: _____

City, State, Zip: TYLER, TX 75702

City, State, Zip: _____

Phone: 903-592-5642

Phone: _____

Signature: Glenda G. London

Signature: _____

Email: Glenda.London@collegehilltyler.org

Email: _____

Authorized Agent's Name: VERETTA RIDER

Signature: Veretta Rider

Address: 1314 W. HOUSTON

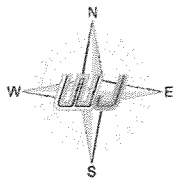
City, State, Zip: TYLER, TX, 75702

Phone: 903-316-9105

Email: VERETTA36@MSN.COM

SUPPORTING INFORMATION

- A. **PROVIDE A SITE PLAN** *Site Plan attached for 1309 W. Houston St*
- B. **COMPLETED AND SIGNED CHECKLIST**
We propose to construct 7-8, 2+3 bedroom for Senior Citizen Duplex



SMITH COUNTY, TX

OWNERS STATEMENT:

I, VERITA RIDER, AUTHORIZED SIGNER FOR COLLEGE HILL BAPTIST CHURCH, OWNER OF THE TRACTS OF LAND SHOWN HEREON AND DO ACCEPT THE AS THIS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO RESPECT EASEMENTS PRIOR TO CONSTRUCTING AND IMPROVEMENTS.

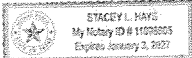
WITNESSED MY HAND THIS 10 DAY OF September, 2024.

By: Verita Rider
VERITA RIDER - AUTHORIZED SIGNER FOR COLLEGE HILL BAPTIST CHURCH

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF SMITH, AND THE STATE OF TEXAS THIS 10 DAY OF September, 2024.

By: Stacey L. Hays
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL:
THIS PLAN APPROVED BY THE PLANNING DEPARTMENT, CITY OF TYLER,
THIS THE 10 DAY OF September, 2024.

By: [Signature]
PLANNING DIRECTOR

Attest: [Signature]

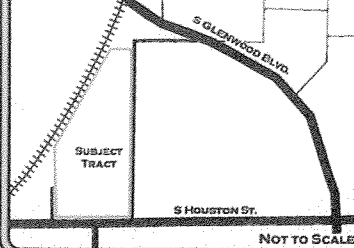
PLAN IS RECORDED BY CASHEE, G. 77B
PLAY RECORDS OF SMITH COUNTY, TEXAS.

RECORDED THIS THE 4th DAY OF Oct, 2024.

ST. LOUIS SOUTHWESTERN
RAILWAY COMPANY
CALLED 623/100 ACRES
VOLUME 214 PAGE 492

N 88°26'03" E S1°35'

VICINITY MAP



St Louis and southwestern Rail Road

South Confederate Avenue

South Englewood Avenue

West Houston Street

12-A
1.895 Acres

(32)

(33)

(34)

(35)

(36)

(37)

(38)

(12)

(13)

(14)

(15)

(16)

Filed for Record
in the Official Records of:
Smith County
On: 10/4/2024 1:17:02 PM
in the PLAT Records
Doc Number: 202401028579
Number of Pages: 1
Amount: 100.00
By: Whitaker, Suni

Karen Shipps
Smith County Clerk



NOTE: ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.

NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A RESTRYCT OF TITLE, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THIS TRACT.

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND THE WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO FEMA FIRM PANEL 46423C0353D

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 PLAN REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON JUNE 04, 2024.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789



0/0 = 1/2" IRON ROD FOUND/SET

| CURVE | CHORD BEARING | CHORD LENGTH | RADIUS | ARC LENGTH |
|-------|---------------|--------------|----------|------------|
| C1 | N 36°59'55" E | 1337.62' | 1854.60' | 338.04' |

B.F. PHILLIPS SUBDIVISION
(Vol 192 Pg 573)
FIRST AMENDMENT
LOTS 12-16 & LOTS 32-38
A. BARRETT SURVEY, A-146
SMITH COUNTY, TEXAS



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

MANAGER: D.L.B. CREW CHIEF: A.C.
ADDRESS: 1309 W HOUSTON ST.
CITY/COUNTY: TYLER / SMITH
SURVEY/ABSTRACT NO.: A-146
SUBDIVISION: B.F. PHILLIPS
LOT NO.: AS SHOWN
CLIENT: COLLEGE HILL BAPTIST CHURCH

PREPARED BY: D.L.B. IN JULY, 2024
JOB NO. 24-0661
30 0 30
SCALE: 1" = 30'