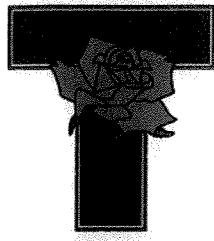


CITY OF TYLER



ZONING APPLICATION

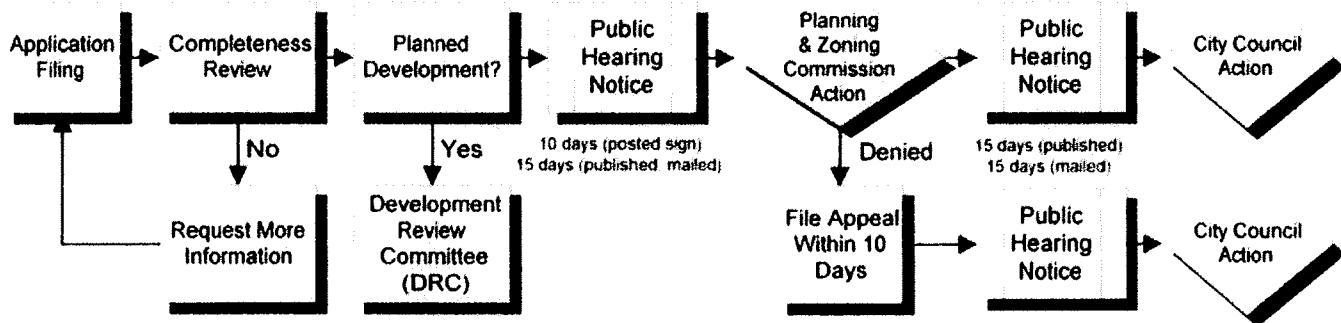
PROCESS

[Print Form](#)

225-015
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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+CI</u> <input type="button" value="▼"/>	CLASSIFICATION <u>R2</u> <input type="button" value="▼"/>
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):

*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

Address: 1314 W. HOUSTON

City, State, Zip: TYLER, TX 75702

Phone: 903-592-5642

Signature: Glenda L. London

Email: Glenda.London@collegehilltyler.org

Authorized Agent's Name: VERETTA RIDER

Address: 1314 W. HOUSTON

Phone: 903-316-9105

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Signature: Veretta Rider

City, State, Zip: TYLER, TX 75702

Email: VERETTA36@MSN.COM

SUPPORTING INFORMATION

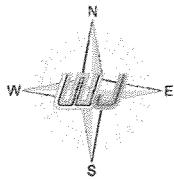
A. PROVIDE A SITE PLAN

Site Plan attached for 1309 W. Chisholm St

B. COMPLETED AND SIGNED CHECKLIST

We propose to construct 7-8, 2 1/2 story for Senior Citizens Duplex

SMITH COUNTY, TX



OWNER'S STATEMENT:

I, VENITA RIDEN, AUTHORIZED SIGNER FOR COLLEGE HILL BAPTIST CHURCH, OWNER OF THE TRACTS OF LAND OWNED HEREIN AND DO HEREBY AGREE THAT THE SUBJECT TRACT IS OWNED BY ME AND DO NOT RESERVE TO THE PUBLIC FOR EVER THE STREETS, ALLEYS, AND EASEMENTS AS SHOWN. IT IS THE OWNER'S RESPONSIBILITY TO KEEP EASEMENTS PRIOR TO CONSTRUCTING AND IMPROVEMENTS.

WITNESS MY HAND THIS THE 10 DAY OF September, 2024.

By: *Venita Riden*

VENITA RIDEN - AUTHORIZED SIGNER FOR COLLEGE HILL BAPTIST CHURCH

SUBSCRIBED AND SWEORN BEFORE ME:

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

By: *Stacey L. Hays*

STACEY L. HAYS
My Notary ID # 81103865
Expires: January 3, 2027

APPROVAL:
THIS PLAT APPROVED BY THE PLANNING DEPARTMENT, CITY OF TYLER,
THIS THE 20 DAY OF September, 2024.

By: *Planning Director*

Attest: *Amber D.*

PLAT IS RECORDED IN CADDIS FILE # G 77B
PLAT RECORDED IN SMITH COUNTY, TEXAS

RECORDED THIS THE 4th DAY OF Oct 2024.

RECORDED THIS THE 4th DAY OF Oct 2024.

South Englewood Avenue

10

NO 07-077W 76.00

50.00

50.00

(12)

(13)

(14)

(15)

(16)

West Houston Street

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

NOTE: THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY 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 WITHHELDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS TRACT IS LOCATED IN ZONE "X" ACCORDING TO FEMA FIRM PANEL AG023C0335D

NOTE: DEGREES ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, H.A.D. 1953.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON JUNE 6TH, 2024.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762



◎◎ = COTTON SPINDEL FOUND/SET
○○ = 1/2" IRON ROD FOUND/SET

CHORD BEARING	CHORD LENGTH	RADUS	TARC LENGTH
N 36°59'55" E	337.62'	1954.00'	338.04'

**B.F. PHILLIPS SUBDIVISION
(VOL192 PG 573)
FIRST AMENDMENT
LOTS 12-16 & LOTS 32-38
A. BARRETT SURVEY, A-146
SMITH COUNTY, TEXAS**

MANAGER: D.L.B.	CREW CHIEF: A.C.	PREPARED BY: D.L.B. IN JULY, 2024
ADDRESS: 10819 US HWY 69 N	10819 US HWY 69 N	JOB NO. 24-0661
TYLER, TX 75706	TYLER, TX 75706	30 0 30
903-534-8000	903-534-8000	CLIENT: COLLEGE HILL BAPTIST CHURCH
SURVEYOR: B.F. PHILLIPS		
LOT NO.: AS SHOWN		
SCALE: 1" = 30'		