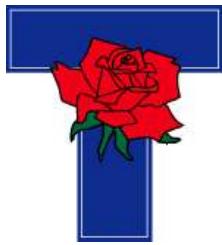


CITY OF TYLER



ZONING APPLICATION

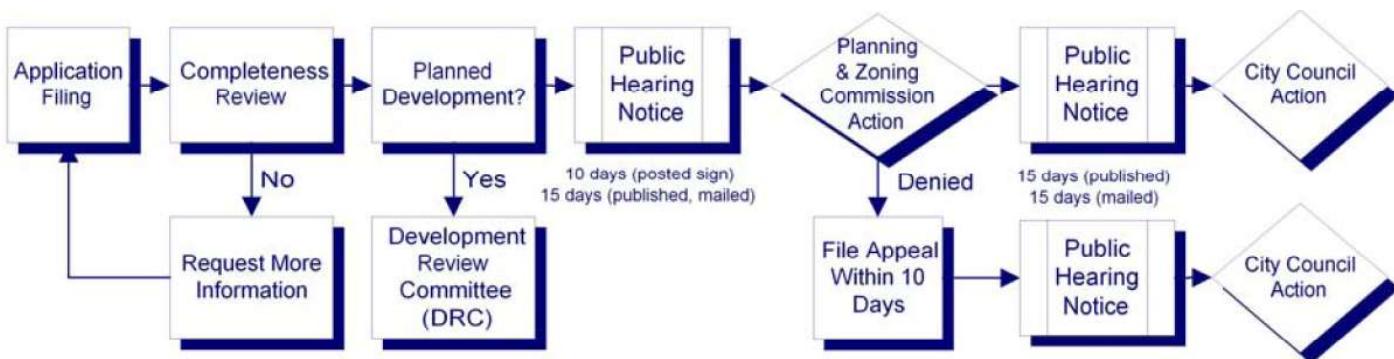
PROCESS

[Print Form](#)

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): H-17.4A TYLER INDUSTRIAL PK BLOCK
2. Property Address of Location (required): 1202 S Bennett Ave Tyler TX 75701

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>M-1</u>	CLASSIFICATION <u>M-1</u>
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) <u>1.7</u>	AREA (ACREAGE) <u>0.042</u>
	DWELLING UNITS/ ACRE (if applicable)

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

Requesting a SUP for a wireless communications facility built by CTG I LLC primarily for AT&T Mobility

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)* CTG I LLC and agent Vincent Gerard & Assoc. Inc 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: Drake Candy Park, LLC
by: Matthew Marshall, Member

Address: 11621 CR 166

City, State, Zip: Tyler, TX 75703

Phone: (903)581-3737

Signature: 
Matthew K. Marshall (May 21, 2025 17:50 CDT)

Email: Matthew@DrakeTexas.com

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Signature: _____

City, State, Zip: Austin, TX 78746

Email: vinceh@vincentgerard.com

SUPPORTING INFORMATION

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

**SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624**

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER, TX 75701

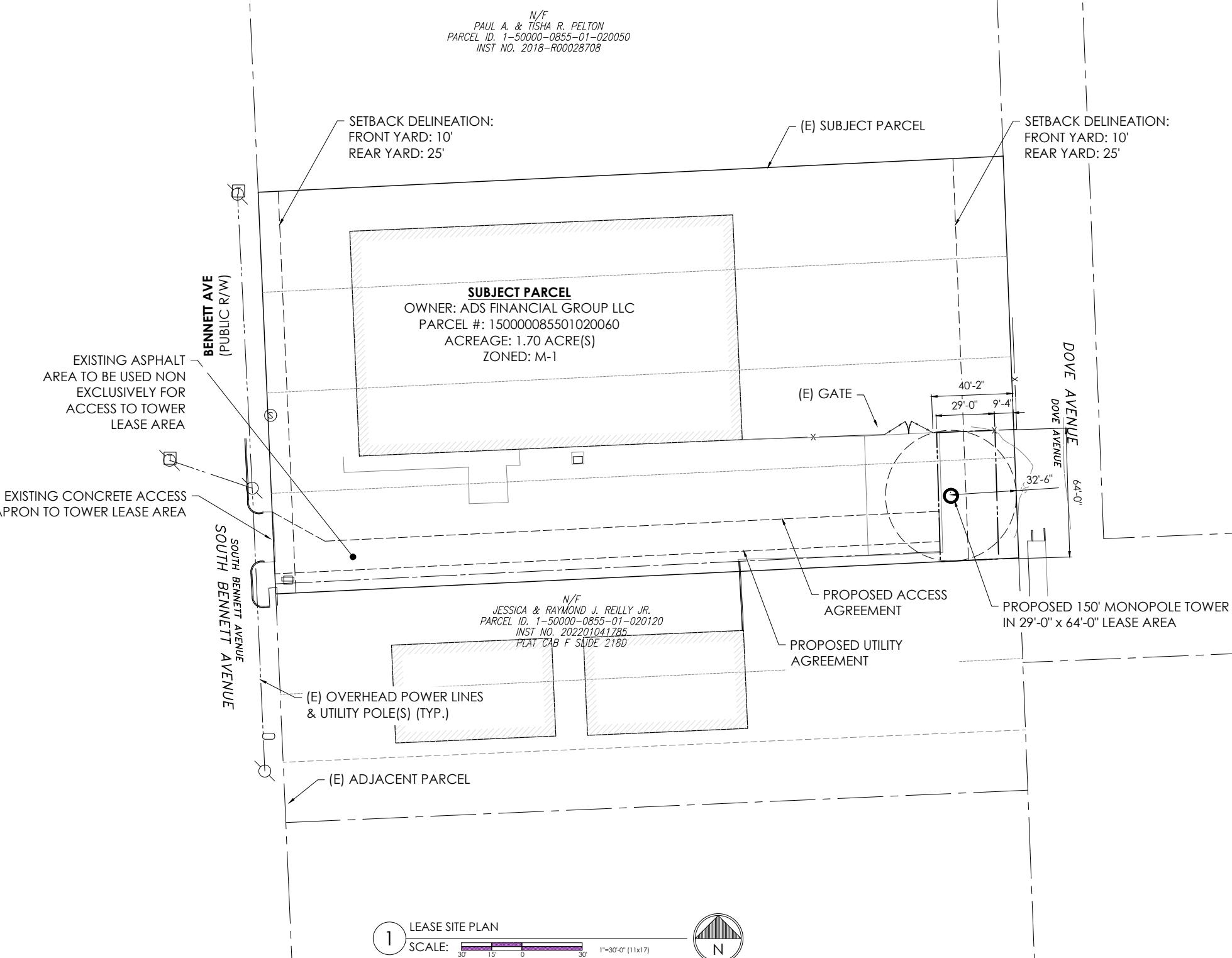
SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

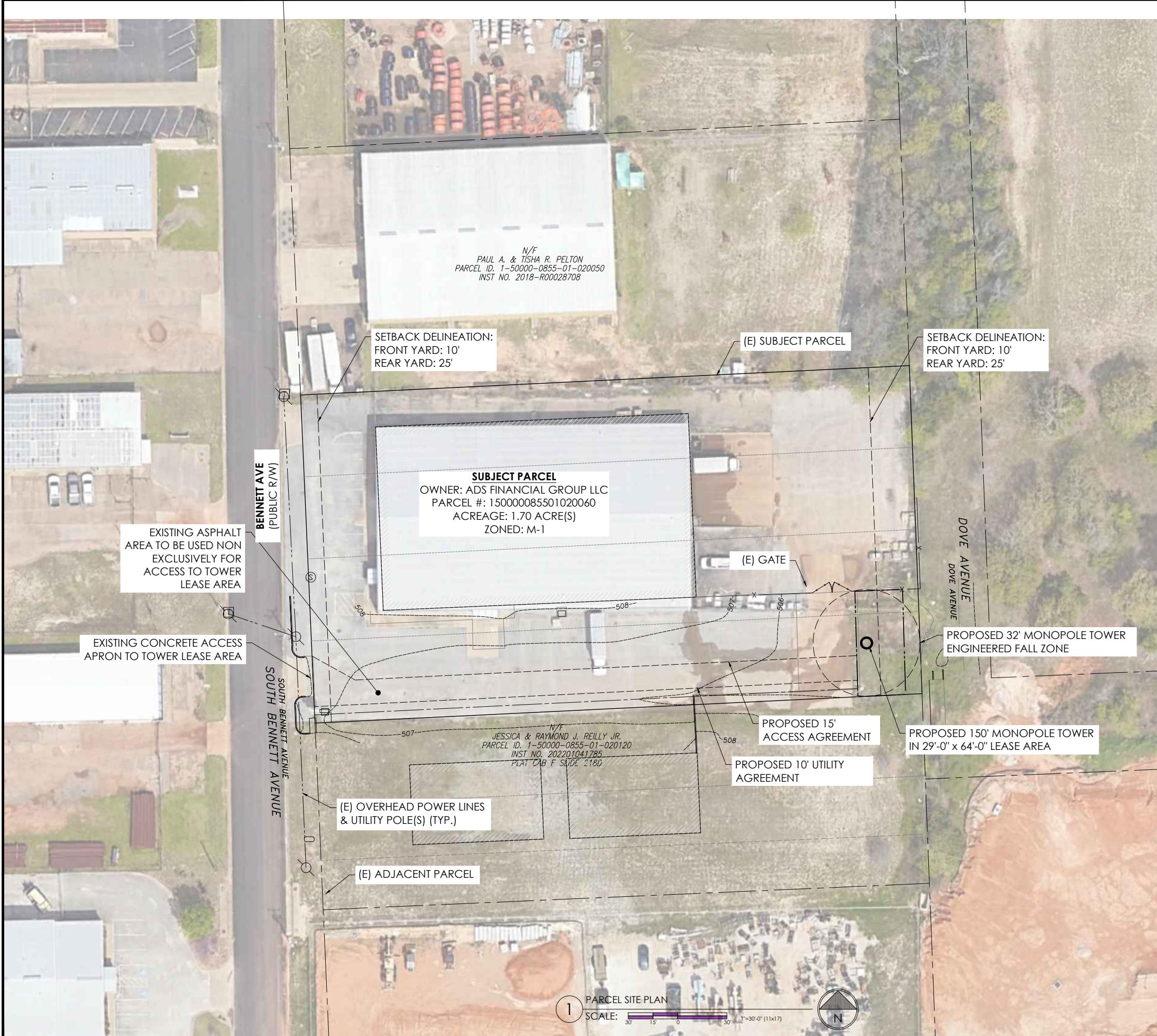
ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:
LE-1A





GENERAL NOTES

1. SITE PLAN SHOWN WAS REPRODUCED FROM INFORMATION PROVIDED BY SMITH COUNTY GIS & ONLINE MAPPING SOFTWARE. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING CONDITIONS INDICATED & SHOWN ON SITE PLAN WERE PROVIDED BY COUNTY GIS. PM&A DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
3. ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES BY TX STATE CODE.
4. PROPOSED ROUTES ARE SCHEMATIC IN NATURE.
5. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA OR FUTURE CONDITIONS FLOOD HAZARD AREA, AS SHOWN ON:
FIRM PANEL(S): 48423C0355D
EFFECTIVE DATE(S): 04/16/2014
6. WETLANDS DO NOT EXIST ON-SITE; CONSTRUCTION AREA DOES NOT FALL WITHIN NATIONAL SURVEY DELINEATION.
7. UTILITY COORDINATION HAS NOT BEEN COMPLETED FOR THIS SITE. COORDINATE WITH LOCAL UTILITY CO. TO FINALIZE POWER DESIGN



COMMUNICATIONS
TOWER GROUP I LLC
15720 BRIXHAM HILL AVENUE
SUITE 300 CHARLOTTE,
NORTH CAROLINA 28277



P. MARSHALL & ASSOCIATES
3545 WHITEHALL PARK DRIVE
SUITE 450 CHARLOTTE,
NORTH CAROLINA 28273

**SITE NAME:
TYLER ROBERTSON
32.334809, -95.335624**

SITE NUMBER:
CTGI-TX 0015263

ADDRESS:
1210 BENNETT AVE
TYLER TX 75701

SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

ISSUED FOR REVIEW

ZONING SETBACKS:

ZONE: M-1

FRONT: 10'
SIDE: 0'
REAR: 25'

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PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:

LE-1



COMMUNICATIONS
TOWER GROUP I LLC
15720 BRIXTON HILL AVENUE
SUITE 300 CHARLOTTE,
NORTH CAROLINA 28277



P. MARSHALL & ASSOCIATES
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**SITE NAME:
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SITE NUMBER:
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TYLER, TX 75701

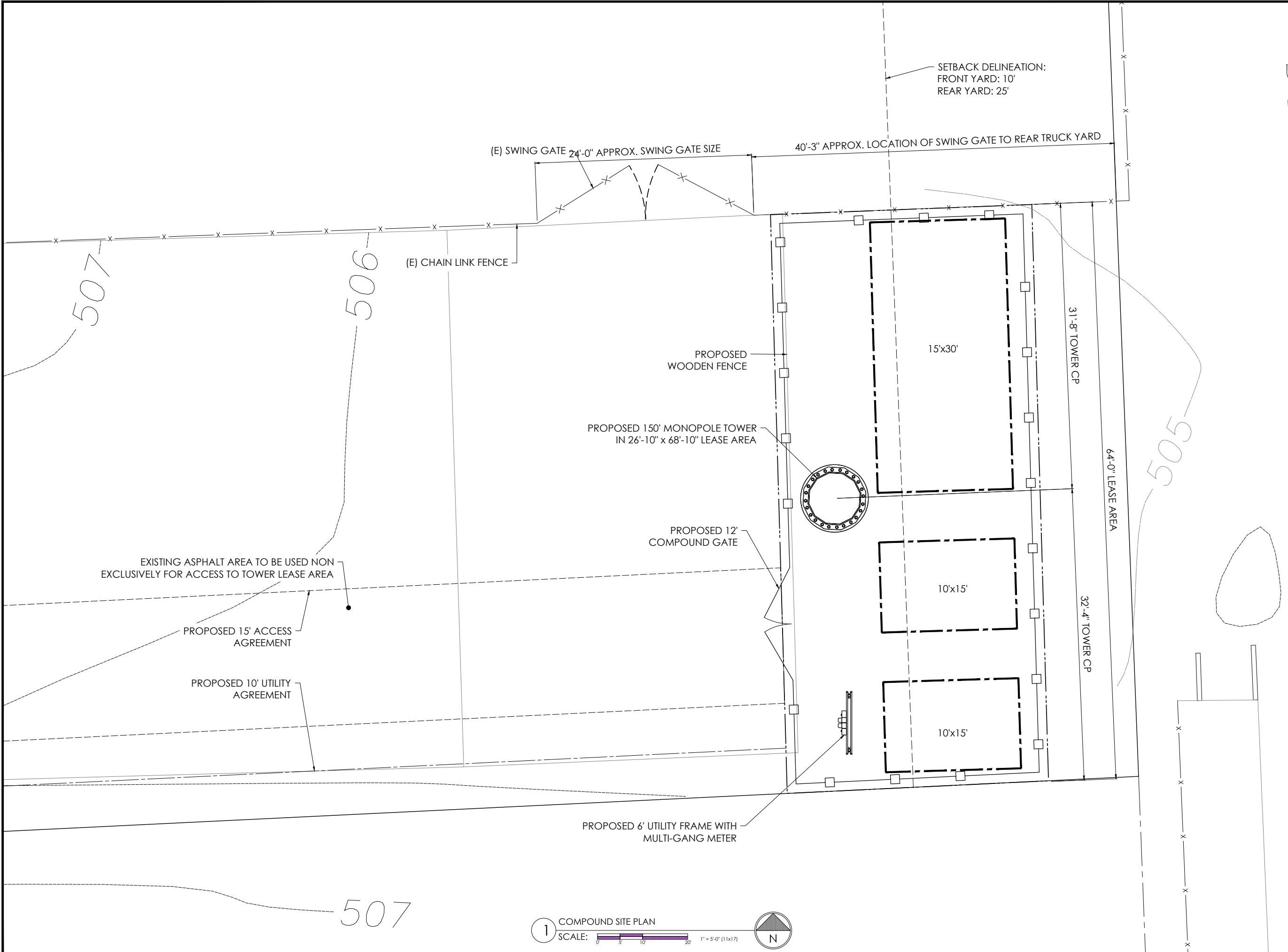
SITE TYPE:
150'-0" MONOPOLE TOWER
@ 505.4' AMSL

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PMA PROJECT #: 24CTGIOTXN-028

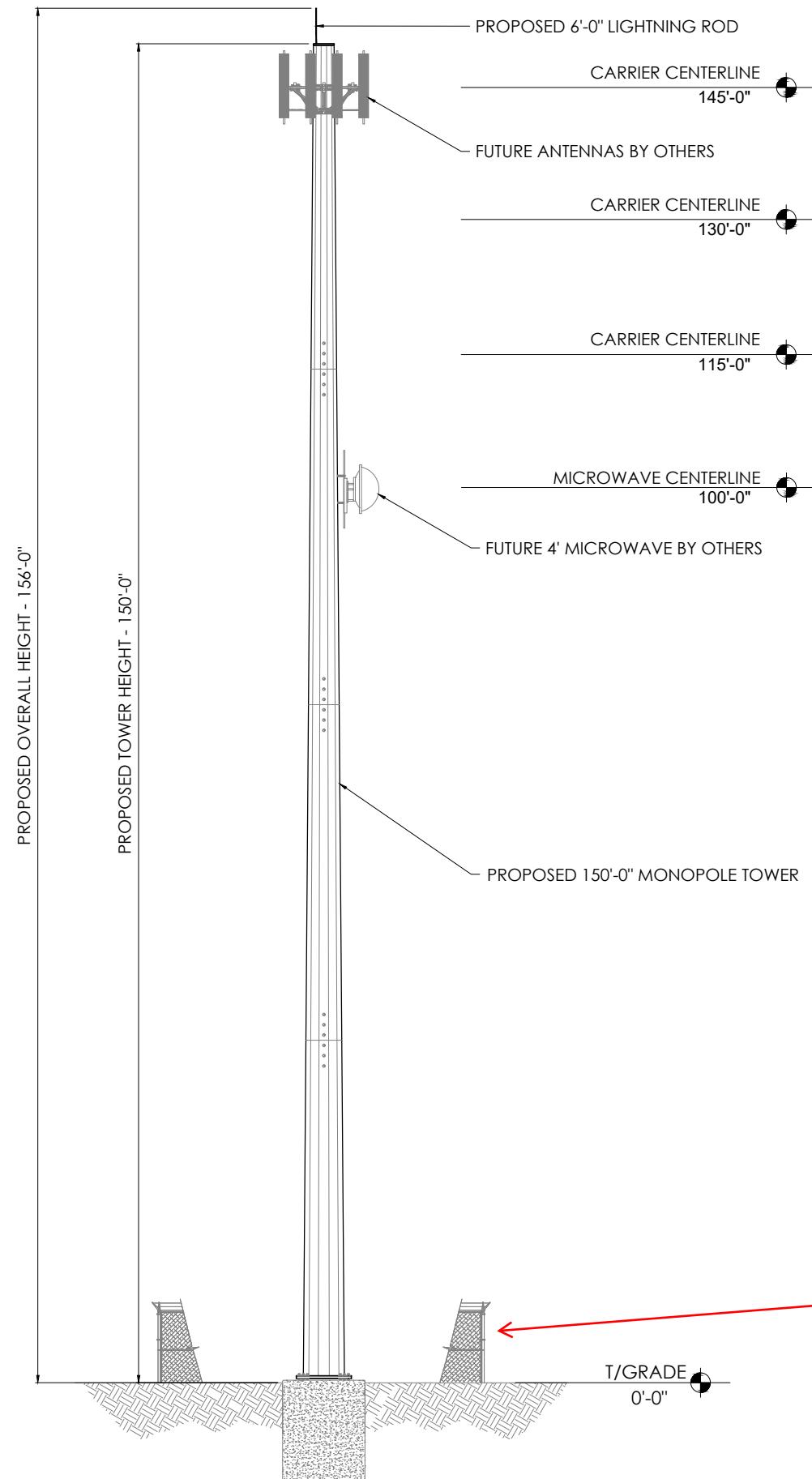
SHEET NUMBER:
LE-2



ANY AND ALL TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE WITH SAFETY CLIMB

PROPOSED LOADING TO BE
CONFIRMED AND INSTALL PER
CARRIER COORDINATION.

PROPOSED TOWER SHALL BE
ENGINEERED BY OTHERS TO FALL
WITHIN PROPERTY LIMITS AS SEEN
ON CONSTRUCTION PLANS.



ADD NOTE - TYPICAL MONOPOLIES TO BE DESIGNED TO ACCOMODATE UP TO 3 CARRIERS

GENERAL NOTES

1. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED ANTENNA CABLE LOADING DETAILS
2. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS ONLY INTENDED FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
3. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
4. ALL HARDWARE ASSEMBLED MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND OF QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.

FINISH NOTES:

TOWER - GALVANIZED

TOWER MOUNTS - GALVANIZED

ANTENNA - NEUTRAL
(MANUFACTURER FINISH)

FOUNDATIONS - UNPAINTED

ICF BRIDGE - GAI

CABLES- BLACK

BASE CABINETS/EQUIPMENT - NEUTRAL (MANUFACTURER FINISH)

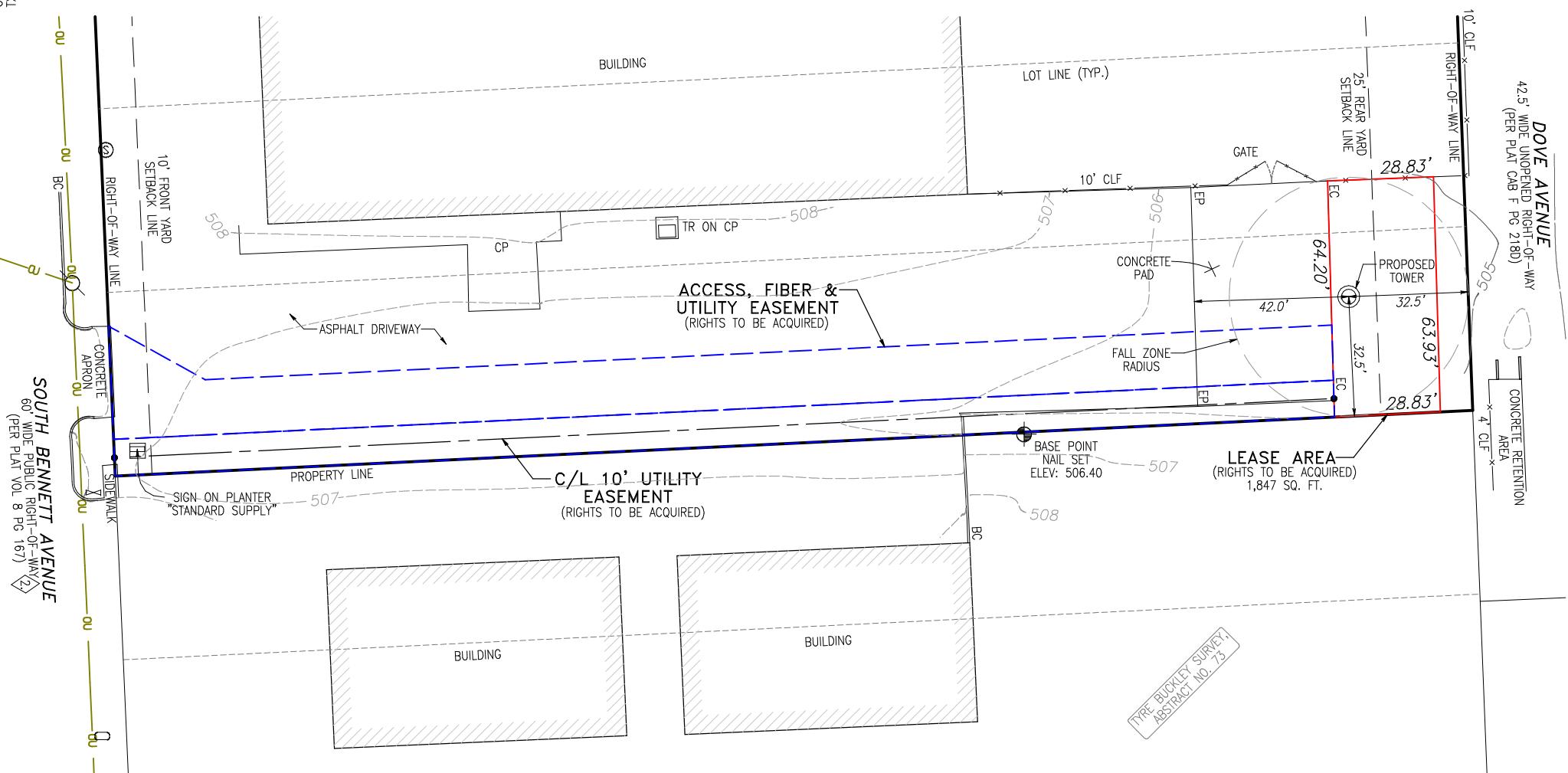
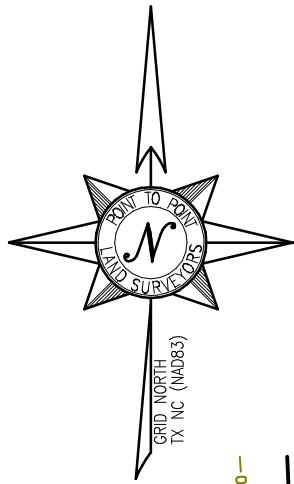
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PMA PROJECT #: 24CTGIOTXN-028

SHEET NUMBER:

LE-3



LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPR	IRON PIN FOUND
CRB	CAPPED REBAR
EP	EDGE OF PAVEMENT
EC	EDGE OF CONCRETE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
TR	TRANSFORMER
CLF	CHAIN LINK FENCE
CP	CONCRETE PAD
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
—	SIGN
WATER VALVE	
WATER METER	
(S)	SANITARY SEWER MANHOLE
T	TELCO PEDESTAL
O	UTILITY POLE
(B)	BENCHMARK

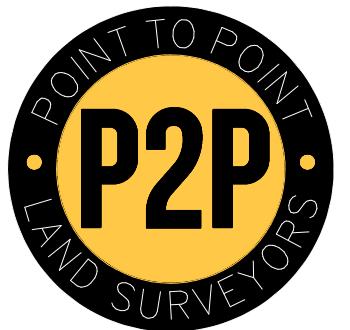
CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND
VISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE
NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED
IN DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A
DEGREE. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN
DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A
METER. CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE
ARE SHOWN HEREON.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND COSEHES SHOWN. THIS MAP IS NOT FOR RECORDATION.

C PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269
65.4440 (f) 678.565.4497 (w) p2pls.co

EIC PURPOSE SURVEY PREPARED FOR:



COMMUNICATIONS TOWER GROUP I, LLC T601
15720 BRIXHAM HILL AVE, SUITE 300,
CHARLOTTE, NC 28277

TYLER ROBERTSON
TE NO. CTGI-TX 0015263
YRE BUCKLEY SURVEY, ABSTRACT NO. 73,
CITY OF TYLER, SMITH COUNTY, TEXAS

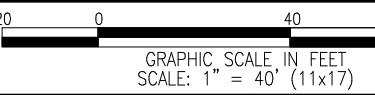
SITE INFORMATION

LEASE AREA = 1.847 SQUARE FEET (0.0424 ACRES)

AT CENTER OF PROPOSED TOWER:
LATITUDE: 32°20'05.26" (NAD 83) (32.334794°)
LONGITUDE: -95°20'08.06" (NAD 83) (-95.335572°)
ELEVATION = 505.4' A.M.S.L.

VERTICAL DATUM: NAVD 1988 (COMPUTED USING GEOID18)
HORIZONTAL DATUM: NAD83

BEARINGS ARE BASED ON TEXAS GRID NORTH (NORTH CENTRAL ZONE)



DATE	REVISION	DRAWN BY: REE	SHEET
		CHECKED BY: JKL	2
		APPROVED: D. MILLER	
		DATE: PRELIMINARY	
		P2P JOB #: 250371TX	

PRELIMINARY

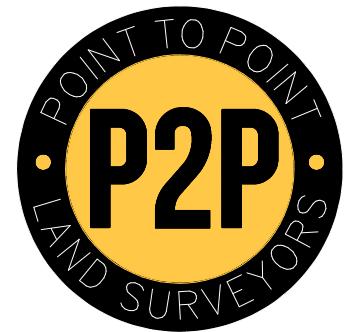
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION. THE HORIZONTAL DATUM (COORDINATES) ARE IN THE TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE DETERMINED TO THE NEAREST TENTH OF A FOOT. I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

JUSTIN KYLE LAWRENCE TEXAS PROFESSIONAL LAND SURVEYOR LICENSE NO. 6589

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* SPECIFIC PURPOSE SURVEY PREPARED BY:



100 Governors Trace, Ste. 103
Peachtree City, GA 30269

(p) 678.565.4440 (f) 678.565.4497 (w) p2pls.com

SPECIFIC PURPOSE SURVEY PREPARED FOR:



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TYLER ROBERTSON
SITE NO. CTGI-TX 0015263
TYRE BUCKLEY SURVEY, ABSTRACT NO. 73,
CITY OF TYLER, SMITH COUNTY, TEXAS

LEGAL DESCRIPTION & TITLE REVIEW SHEET

NO.	DATE	REVISION	DRAWN BY: REE	SHEET:
			CHECKED BY: JKL	
			APPROVED: D. MILLER	
			DATE: PRELIMINARY	
			P2P JOB #: 250371TX	
			OF 3	

Zoning Change App - 1210 Bennett

Final Audit Report

2025-05-21

Created:	2025-05-21
By:	Drake Real Estate & Investments (operations@draketexas.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5APClyMFvs-pZqsTbR3Ai-Z3h0y6Tae8

"Zoning Change App - 1210 Bennett" History

-  Document created by Drake Real Estate & Investments (operations@draketexas.com)
2025-05-21 - 9:56:09 PM GMT
-  Document emailed to matthew@draketexas.com for signature
2025-05-21 - 9:56:42 PM GMT
-  Email viewed by matthew@draketexas.com
2025-05-21 - 10:02:17 PM GMT
-  Signer matthew@draketexas.com entered name at signing as Matthew K. Marshall
2025-05-21 - 10:50:08 PM GMT
-  Document e-signed by Matthew K. Marshall (matthew@draketexas.com)
Signature Date: 2025-05-21 - 10:50:10 PM GMT - Time Source: server
-  Agreement completed.
2025-05-21 - 10:50:10 PM GMT



Adobe Acrobat Sign