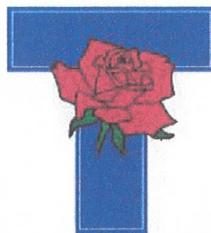


CITY OF TYLER



ZONING APPLICATION

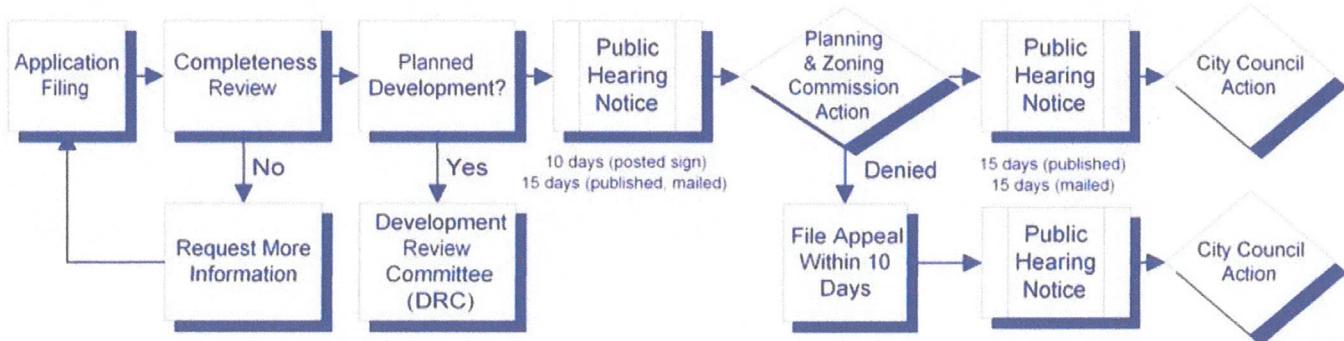
PROCESS

[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:

LOT 19A, TRACT 19A, A0624 M University

1. Lot, Block and Addition (required): Exhibit Attached.

2. Property Address of Location (required): Exhibit Attached.

2571 W Grande Blvd
Tyler TX 75703

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION AG	CLASSIFICATION C-2
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) 20.77	AREA (ACREAGE) 20.77
	DWELLING UNITS/ ACRE (if applicable)

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

For future commercial development

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

γετεωνινον πεντα, απιτσαστ, απιτοι

ବୁଦ୍ଧି ବିଜ୍ଞାନରେ ମାତ୍ରାରେ
ବୁଦ୍ଧି ବିଜ୍ଞାନରେ

AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (please print name) Drake Real Estate & Investments 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 Equity Partners, LP

Owner(s) Name: _____

Address: 11621 CR 166

Address: _____

City, State, Zip: Tyler, TX, 75703

City, State, Zip: _____

Phone: 903-581-3737

Phone: _____

Signature: 

Matthew K. Marshall (May 21, 2025 14:06 CDT)

Signature: _____

Email: Operations@DrakeTexas.com

Email: _____

Authorized Agent's Name: Matthew K. Marshall

Signature: _____

Address: 11621 CR 166, Tyler, TX 75703

City, State, Zip: _____

Phone: 903-581-3737

Email: _____

SUPPORTING INFORMATION

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

Zoning Exhibit 20.77 Acre Tract



Zoned PMF

Called 30.977 Acres
Special Warranty Deed
Ryno Texas Holdings, Inc.,
Trustee
to
Mother Frances Hospital
Regional Health Care Center
Clerk's File No.
2008-R00039992
O.P.R.S.C.T.

Zoned AG
Called 13.68 Acres
Special Warranty Deed
Ryno Texas Holdings, Inc.,
Trustee
to
Mother Frances Hospital
Regional Health Care Center
Clerk's File No.
2008-R00042130
O.P.R.S.C.T.

20.77 Acres
Zoned AG

Part of a Called 30.40 Acres
Tract Two
Special Warranty Deed
Woodforest National Bank
to
Drake Equity Partners, LP
Clerk's File No. 202301032671
O.P.R.S.C.T.

Zoned C-1
Remainder of a Called 30.40 Acres
Tract Two
Special Warranty Deed
Woodforest National Bank
to
Drake Equity Partners, LP
Clerk's File No. 202301032671
O.P.R.S.C.T.

Zoned AG

Called 39.63 Acres
Tract 1
Special Warranty Deed
Woodforest National Bank
to
KPE OJHwy LLC
Clerk's File No. 202301032679
O.P.R.S.C.T.

Zoning Exhibit
20.77 Acre Tract

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Woodforest National Bank
to
Drake Equity Partners, LP
Clerk's File No. 202301032671
O.P.R.S.C.T.

Dimensions and Angles:

- Oak Hill Boulevard (Variable Width R.O.W.): $N 20^{\circ}06'16'' E$ 954.26'
- S.H. 57 - W. Grande Boulevard (Variable Width R.O.W.): $S 89^{\circ}03'31'' W$ 651.15'
- IRF (Intersection Reference): $N 14^{\circ}23'38'' E$ 100.50'
- IRF (Intersection Reference): $N 01^{\circ}00'11'' W$ 13.75'
- IRF (Intersection Reference): $S 69^{\circ}53'39'' E$ 1017.55'
- IRF (Intersection Reference): $S 11^{\circ}57'49'' W$ 137.26'
- P.O.B. (Point of Beginning): $S 39^{\circ}05'07'' W$ 258.98'

Compass Rose: A vertical compass rose is located in the top right corner, with the letter 'N' at the top.

CURVE	RADIUS	ARC	CHORD	CHORD	DELTA	TANGENT
C1	996.47'	471.69'	467.30'	S 25°31'28" W	27°07'18"	240.35'
C2	1235.79'	280.00'	279.40'	N 84°17'38" W	12°58'55"	140.60'
C3	228.37'	84.13'	83.66'	N 09°33'03" E	21°06'27"	42.55'

Exhibit "A"
20.77 Acre Tract
Marshall University Survey, Abstract No. 624

Being a 20.77 acre tract of land situated in the Marshall University Survey, Abstract No. 624, City of Tyler, Smith County, Texas and being part of a called 30.40 acre tract described as Tract Two in a Special Warranty Deed from Woodforest National Bank to Drake Equity Partners, LP recorded under Clerk's File No. 202301032671 of the Official Public Records of Smith County, Texas (O.P.R.S.C.T.), said 20.77 acre tract being more completely described as follows:

Beginning at a 1/2" iron rod found with plastic cap stamped "KLK #4687" at the Northwest corner of said 30.40 acre tract, same being the Southwest corner of a called 39.63 acre tract described in a Special Warranty Deed from Woodforest National Bank to KPE OJHwy LLC recorded under Clerk's File No. 202301032679 of said O.P.R.S.C.T. and being on the East right-of-way line of Oak Hill Boulevard (variable width right-of-way);

Thence South 69 degrees 53 minutes 39 seconds East, a distance of 1017.55 feet along the North boundary line of said 30.40 acre tract and the South boundary line of said 39.63 acre tract to a point for corner;

Thence South 39 degrees 05 minutes 07 seconds West, a distance of 258.98 feet to a point for corner;

Thence with a curve to the left with a delta angle of 27 degrees 07 minutes 18 seconds, a radius of 996.47 feet, an arc length of 471.69 feet, a chord bearing of South 25 degrees 31 minutes 28 seconds West, for a chord length of 467.30 feet to a point for corner;

Thence South 11 degrees 57 minutes 49 seconds West, a distance of 137.26 feet to a point for corner on the South boundary line of said 30.40 acre tract and the North right-of-way line of S.H. 57 – W. Grande Boulevard (variable width right-of-way);

Thence along the South boundary line of said 30.40 acre tract and said North right-of-way line and with a curve to the left with a delta angle of 12 degrees 58 minutes 55 seconds, a radius of 1235.79 feet, an arc length of 280.00 feet, a chord bearing of North 84 degrees 17 minutes 38 seconds West, for a chord length of 279.40 feet to a 1/2" iron rod found with plastic cap stamped "KLK #4687";

Thence South 89 degrees 03 minutes 31 seconds West, a distance of 651.15 feet continuing along the South boundary line of said 30.40 acre tract and said North right-of-way line to a 1/2" iron rod found with plastic cap stamped "KLK #4687" at the Southwest corner of said 30.40 acre

tract, same being the intersection of the North right-of-way line of said Grande Boulevard with the East right-of-way line of said Oak Hill Boulevard;

Thence North 01 degrees 00 minutes 11 seconds West, a distance of 13.75 feet along the West boundary line of said 30.40 acre tract and said East right-of-way line to a 1/2" iron rod found with plastic cap stamped "KLK #4687";

Thence continuing along the West boundary line of said 30.40 acre tract and said East right-of-way line and with a curve to the right with a delta angle of 21 degrees 06 minutes 27 seconds, a radius of 228.37 feet, an arc length of 84.13 feet, a chord bearing of North 09 degrees 33 minutes 03 seconds East, for a chord length of 83.66 feet to a 1/2" iron rod found with plastic cap stamped "KLK #4687";

Thence North 14 degrees 23 minutes 38 seconds East, a distance of 100.50 feet continuing along the West boundary line of said 30.40 acre tract and said East right-of-way line to a 1/2" iron rod found with plastic cap stamped "KLK #4687";

Thence North 20 degrees 06 minutes 16 seconds East, a distance of 954.26 feet continuing along the West boundary line of said 30.40 acre tract and said East right-of-way line to the **place of beginning, containing 20.77 acres of land.**

Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83, (Feet) based on the 1993 adjustment of the NAD 83 System. The control monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.

I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, Texas, do hereby certify that the above field note description was prepared from an actual on-the-ground survey made under my direction and supervision during the month of September, 2023.

GIVEN UNDER MY HAND AND SEAL, This the 19th day of May, 2025.



Kevin L. Kilgore, R.P.L.S. 4687
202338 (20.77ac) Zoning Tract fn.doc

