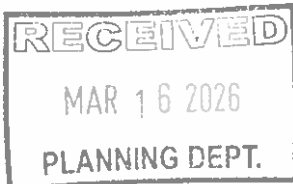


CITY OF TYLER



Print Form

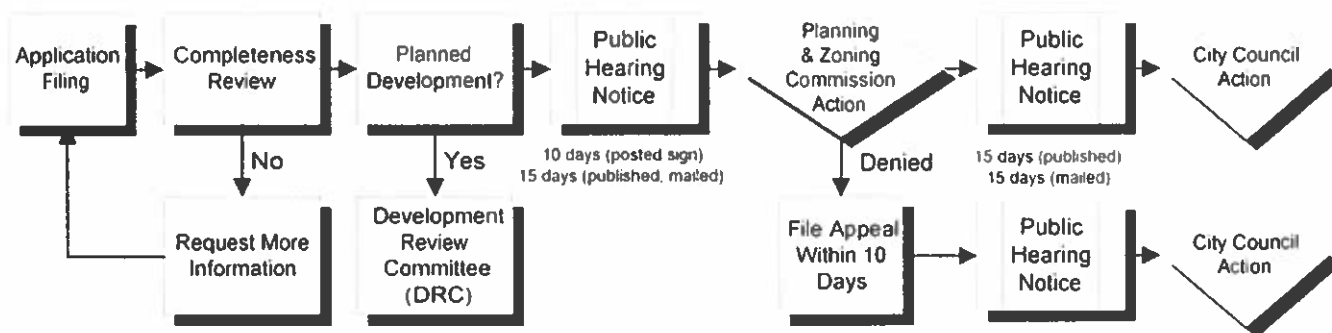
City of Tyler
 Planning Department
 423 W. Ferguson
 Tyler, TX 75702
 (903) 531-1175
 (903) 531-1170 fax

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

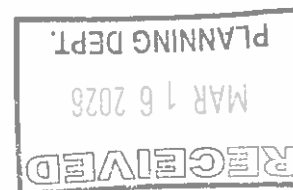
Filing Fee for Zoning Application

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 36 & Half 37 NCB 271 Belmont Park Addition, Unit No. 1
2. Property Address of Location (required): 1200 Belmont Dr & 1201 Highland Ave

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-1B</u>	CLASSIFICATION <u>R-1D</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) _____	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) <u>2</u>

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

This property is currently used as a primary residence with a legal nonconforming ADU in back. The ADU faces Highland and has its own driveway, is metered separately and has its own 911 address.

It is used as a rental where my mother will live. She is elderly and requires supervised care. I live across the street at 1201 Belmont. I'm requesting this Zoning change in case the ADU is destroyed we will be allowed to build it back. Current Zoning will not permit that. This is to clean up this issue and there are other similar properties in the neighborhood.

- *1309 Belmont w/t Mother in Law house w/t living quarters & kitchen, two structures on same lot.
- *630 & 634 two living structures with same driveway and garage Rentals A Frame homes two structures on same lot.
- *1201 Sneed Mother in law house with living quarters & kitchen two structures on same lot.
- *1222 Sneed Mother in Law house with living quarters & Kitchen two structures on same lot.
- *710, 712 & 715 1st Duplex and garage apartment all have living quarters and kitchens 2 structures on same lot.
- *1406 S Wall & 508 Second Main house and rental structure on corner two structures on same lot.

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)* _____ 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: Eleno Licea _____

Address: 1201 Belmont Dr _____

City, State, Zip: Tyler, TX 75701 _____

Phone: 903-780-4843 _____

Signature: _____

Email: eleno@elenolicea.com _____

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Authorized Agent's Name:  _____

Address: _____

Phone: _____

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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

See attached map and survey