

CITY OF TYLER



Print Form

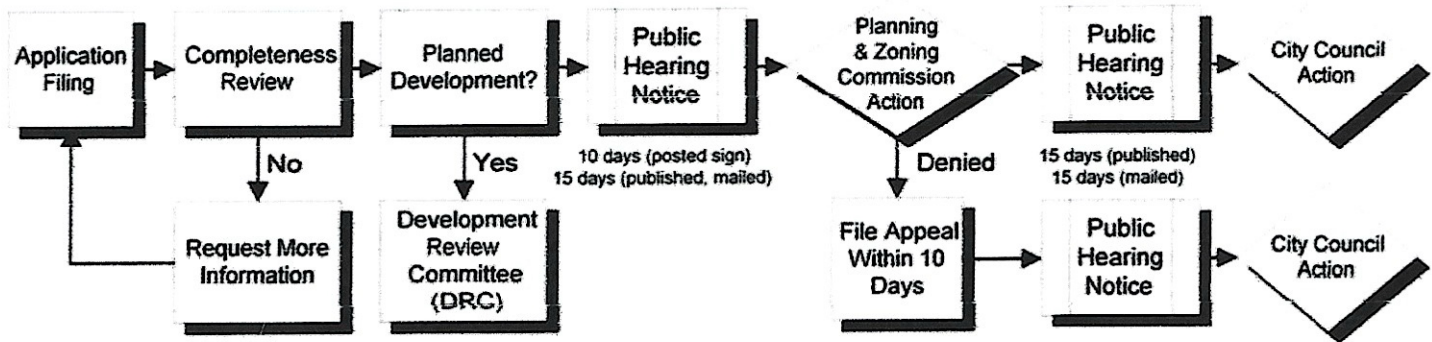
City of Tyler
 Planning Department
 423 W. Ferguson
 Tyler, TX 75702
 (903) 531-1175
 (903) 531-1170 fax

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: _____

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 28, Block 58
2. Property Address of Location (required): 1103 S. Academy Ave.

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-2</u> <input type="button" value="v"/>	CLASSIFICATION <u>R-1D</u> <input type="button" value="v"/>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>0.079</u>	AREA (ACREAGE) <u>0.079</u>
	DWELLING UNITS/ ACRE (if applicable) _____

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

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Duplex or Single Family Residential District with a minimum lot size requirement of 7500 square feet, to "R-1D", Single-Family Attached and Detached Residential District with a minimum lot size requirement of 3000 square feet, on Lot 28 of Block 58, one lot containing approximately 0.079 acres or 3465 square feet of land located west of the northwest intersection of S. Academy Ave. and W. Shaw St. (1103 S. Academy Ave.). The applicant is requesting the zone change to develop the property with a single-family home.

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) Michael Nichols 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: Made by MAN LLC

Address: 306 N. Forest Ave.

City, State, Zip: Tyler, TX 75702

Phone: 9032459305

Signature: 

Email: MadebyMAN5@gmail.com

Owner(s) Name: Michael Nichols

Address: 306 N. Forest Ave.

City, State, Zip: Tyler, TX 75702

Phone: 9032459305

Signature: 

Email: MadebyMAN5@gmail.com

Authorized Agent's Name: _____

Address: _____

Phone: _____

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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