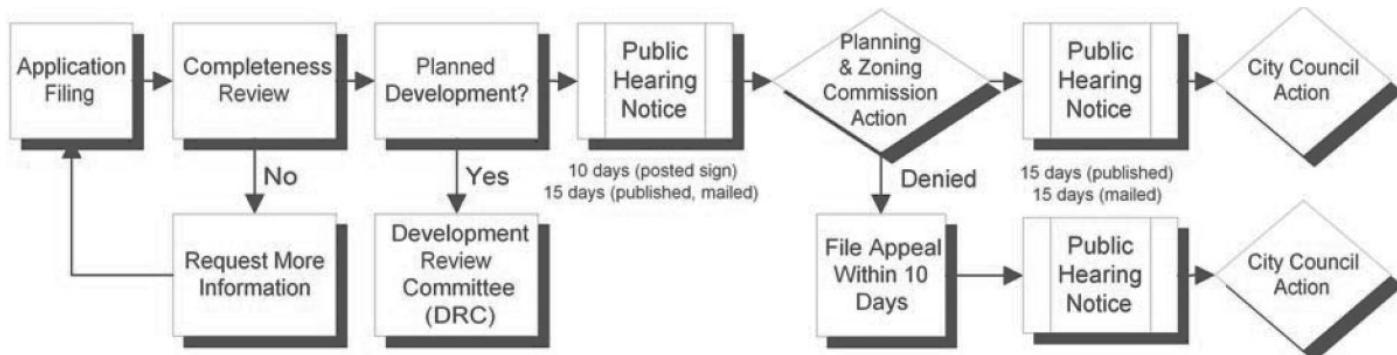




- A. All zoning is by ordinance and only the City Council has the authority to adopt or to change an ordinance. The Council has assigned the study of zoning to the City Planning and Zoning Commission, which will make recommendations to the City Council. If the Commission recommends a request for rezoning, 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 and Zoning 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 provided by the Planning and Zoning Department along with a \$20 deposit that is refundable 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.
- D. All requests that require site plan submittals must include a hard copy site plan and digital site plan with the completed application form.



OFFICE USE ONLY

Zoning Application

Receipt No.: _____ Amount: _____

Sign Deposit

Receipt No.: _____ Amount: _____

Signed By:

APPLICATION

A. Requesting: (One Check per Application)

Site Plan
 Site Plan Amendment

B. Description & Location of Property:

1. Lot, Block and Addition (required): BLOCK 1544-U LOT 82 U-1

2. Property Address of Location (required): 4968 SHILOH VILLAGE DR

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-1</u>	CLASSIFICATION <u>PUR</u>
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) <u>1.477</u>	AREA (ACREAGE) <u>1.477</u>
DWELLING UNITS/ACRE (if applicable) <u>6.1</u>	

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

We believe that a PUR zoning is a better fit for this location as the proposed site plan includes duplexes and triplexes that are identical to the existing ones adjacent to this property at the Shiloh Village Subdivision. A 0.2 AC open space lot is also being proposed.

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 (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) WILLIAM SPENCER 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: SHILOH VILLAGE PARTNERS LLC

Owner(s) Name: _____

Address: 6115 NEW COPELAND RD SUITE 210

Address: _____

City, State, Zip: TYLER - TX

City, State, Zip: _____

Phone: 903 526 8900

Phone: _____

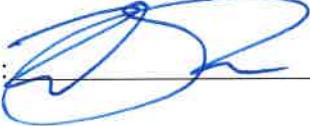
Signature: 

Signature: _____

Email: SE@ETXPG.COM

Email: _____

Authorized Agent's Name: WILLIAM SPENCER

Signature: 

Address: 212 W 9TH ST

City, State, Zip: TYLER - TX - 75701

Phone: 903 597 6606

Email: WHS@MHSPLANNING.COM

SUPPORTING INFORMATION

A. PROVIDE A SITE PLAN

B. COMPLETED AND SIGNED CHECKLIST

Chapter 10 Article VIII (Development Approval Procedures) Section 10-652
Site Development Plan Check List

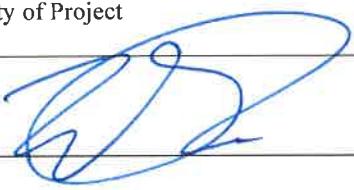
Project Name: SHILOH VILLAGE LOT 82

Location: 4968 SHILOH VILLAGE DR

- Name and address of applicant and/or owner of the property
- Name and address of person preparing the Site Development Plan
- North point, scale, and location map.
- Current zoning and proposed zoning.
- Proposed use.
- Legal description of the property (lot and block numbers if designated in plat book; metes and bounds description if any portion of the property does not have assigned lot and block numbers).
- Property dimensions of the site and lot area.
- Existing streets located within or adjacent to the subject property
- The proposed size, elevations, location and arrangement of buildings, landscaping, screening and parking areas.
- The proposed arrangement of, and number of, streets, parking spaces, entrance and exit driveways, and their relationship to existing streets, alleys and other public property.
- Adjacent properties, including the location and type of buildings and structures thereon.
- Any required and proposed screening walls, fences, retaining walls, headlight screens, dumpster screens or living screens. Include height and type of construction.
- Indicate all landscaped areas.
- The existing topography with contour intervals no greater than five feet (5') unless waived by the Planning and Zoning Director.
- If development is to occur in phases, the phases which will be followed in the construction of the planned development shall be indicated on the Site Development Plan.
- Additional requirements as to building setbacks, height and area limitations, landscaping, lighting, screening, accessways, driveways, signs or other advertising devices, and other like requirements may be imposed by the Planning and Zoning Commission for the protection of adjoining and surrounding properties.
- Provide and complete the following charts:

<u>Site Information</u>
Property Owner
Property Address
Zoning (Existing)
Zoning (Proposed)
Developer or Architect
Acreage of Project
Density of Project

<u>Plan Information</u>
Parking:
Landscaping:
Screening:
Signage:

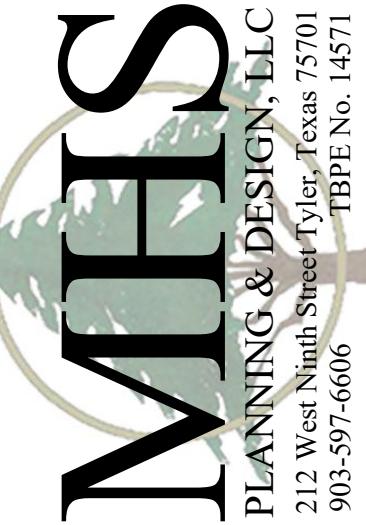
Applicant: 

Date: 12/02/2019

*For all requests that require site plan submittals, Requestor must complete and sign the site plan checklist.

REVISIONS:

Preliminary Construction
Documents Released:
December 2, 2019
**NOT FOR
CONSTRUCTION**



212 West Ninth Street, Tyler, Texas 75701

903.597.6606

SITE PLAN

SHILOH VILLAGE LOT 82

CITY OF TYLER, TEXAS

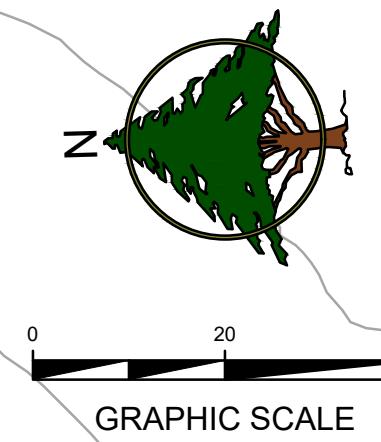
\\SERVER\\Documents\\City of Tyler\\19-031 Shiloh Village\\Lot 82 (ETX\\G)\\CAD005 - Conceptual\\CONCEPTUAL LAYOUT.dwg

Instrument No. 2007-R00042674
Special Warranty Deed
ARC18TX LP
to
ARCML06 LLC
July 31, 2007
Part of The
Marshall University Survey, A-636
Tyler, Smith County, Texas
Called 72.873 Acres

SITE INFORMATION
PROPERTY OWNER: SHILOH VILLAGE PARTNERS LLC
6115 NEW COPELAND RD SUITE 210
PROPERTY ADDRESS: 4968 SHILOH VILLAGE DR
TYLER, TX 75703
ZONING (EXISTING): C-1, R-ID AND R-MF
ZONING (PROPOSED): PUR
DESIGN FIRM: MHS PLANNING & DESIGN, LLC
212 WEST NINTH STREET TYLER, TX 75701
ACREAGE: 1.477 ACRES
PROPOSED DENSITY: 6.1 DWELLING UNITS PER ACRE
PROPOSED LAND USE: RESIDENTIAL

PLAN INFORMATION
PARKING: 18 SPACES
LANDSCAPING / NATURAL AREAS: 0.203 AC OPEN SPACE
LOT
SCREENING: NO BUFFER YARDS REQUIRED
SIGNAGE: EXISTING SIGN AT THE ENTRANCE OF
SUBDIVISION

PROPOSED SETBACKS
FRONT YARD: 35'
REAR YARD: 10'
SIDE YARD: 10' ON WEST SIDE
AND 12' ON EAST SIDE



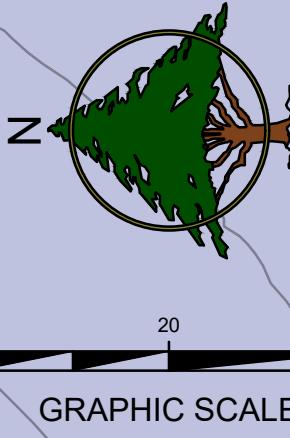
Know what's below.
Call before you dig.

DRAWN: AOF
CHECKED: WHS
DATE: 12/2/2019
SCALE: AS SHOWN
JOB NO.: 19-031

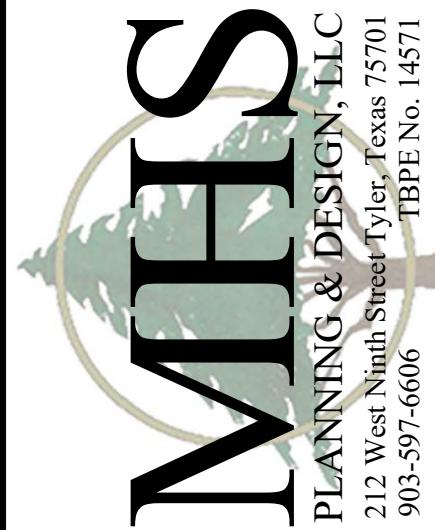
C5

Instrument No. 2007-R00042674
Special Warranty Deed
ARC18TX LP
to
ARCML06 LLC
July 31, 2007
Part of The
Marshall University Survey, A-636
Tyler, Smith County, Texas
Called 72.873 Acres

R-MF



REVISIONS:
Preliminary Construction
Documents Released:
December 2, 2019
NOT FOR
CONSTRUCTION



PLANNING & DESIGN, LLC
212 West Ninth Street, Tyler, Texas 75701
903.597.6606

EXISTING ZONING
SHILOH VILLAGE LOT 82
CITY OF TYLER, TEXAS

1.477 Ac
Lot 82

C-I

3.015 Ac
Lot 1

N.C.B. 1544-U

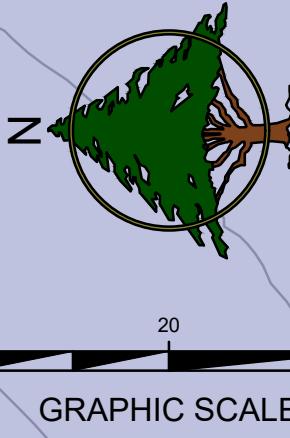
0.147 Ac
Lot 58
N.C.B. 1544-U

R-1D



DRAWN: AOF
CHECKED: WHS
DATE: 12/2/2019
SCALE: AS SHOWN
JOB NO.: 19-031

Instrument No. 2007-R00042674
Special Warranty Deed
ARC18TX LP
to
ARCML06 LLC
July 31, 2007
Part of The
Marshall University Survey, A-636
Tyler, Smith County, Texas
Called 72.873 Acres



REVISIONS:
Preliminary Construction
Documents Released:
December 2, 2019
NOT FOR
CONSTRUCTION



PROPOSED ZONING
SHILOH VILLAGE LOT 82
CITY OF TYLER, TEXAS

DRAWN: AOF
CHECKED: WHS
DATE: 12/2/2019
SCALE: AS SHOWN
JOB NO.: 19-031



R-MF

0.147 Ac

Lot 58

N.C.B. 1544-U

R-ID

1.477 Ac

Lot 82

N.C.B. 1544-U

PUR

C-1

3.015 Ac

Lot 1

N.C.B. 1544-U

SHILOH VILLAGE DR.

