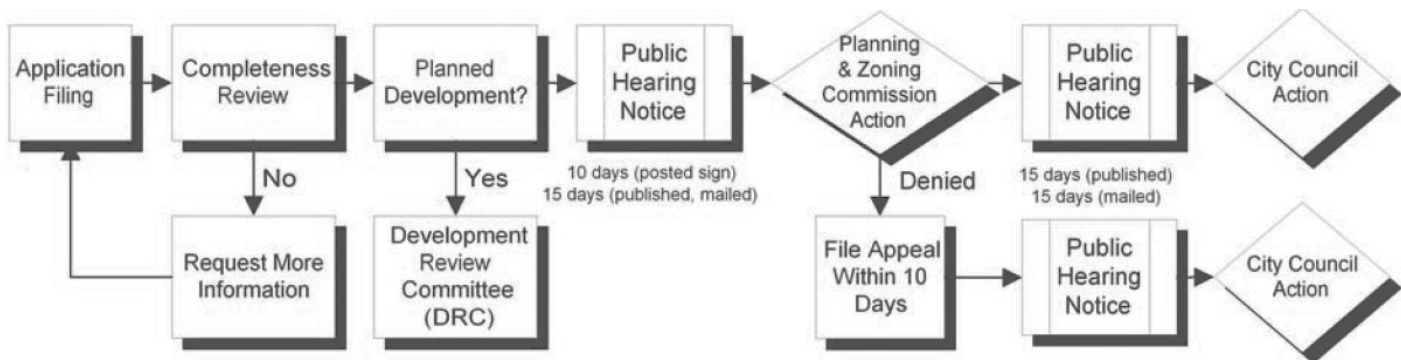




PROCESS

- 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

Address: 6115 NEW COPELAND RD SUITE 210

City, State, Zip: TYLER - TX

Phone: 903 526 8900

Signature: 

Email: SE@ETXPG.COM

Authorized Agent's Name: WILLIAM SPENCER

Address: 212 W 9TH ST

Phone: 903 597 6606

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Signature: 

City, State, Zip: TYLER - TX - 75701

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

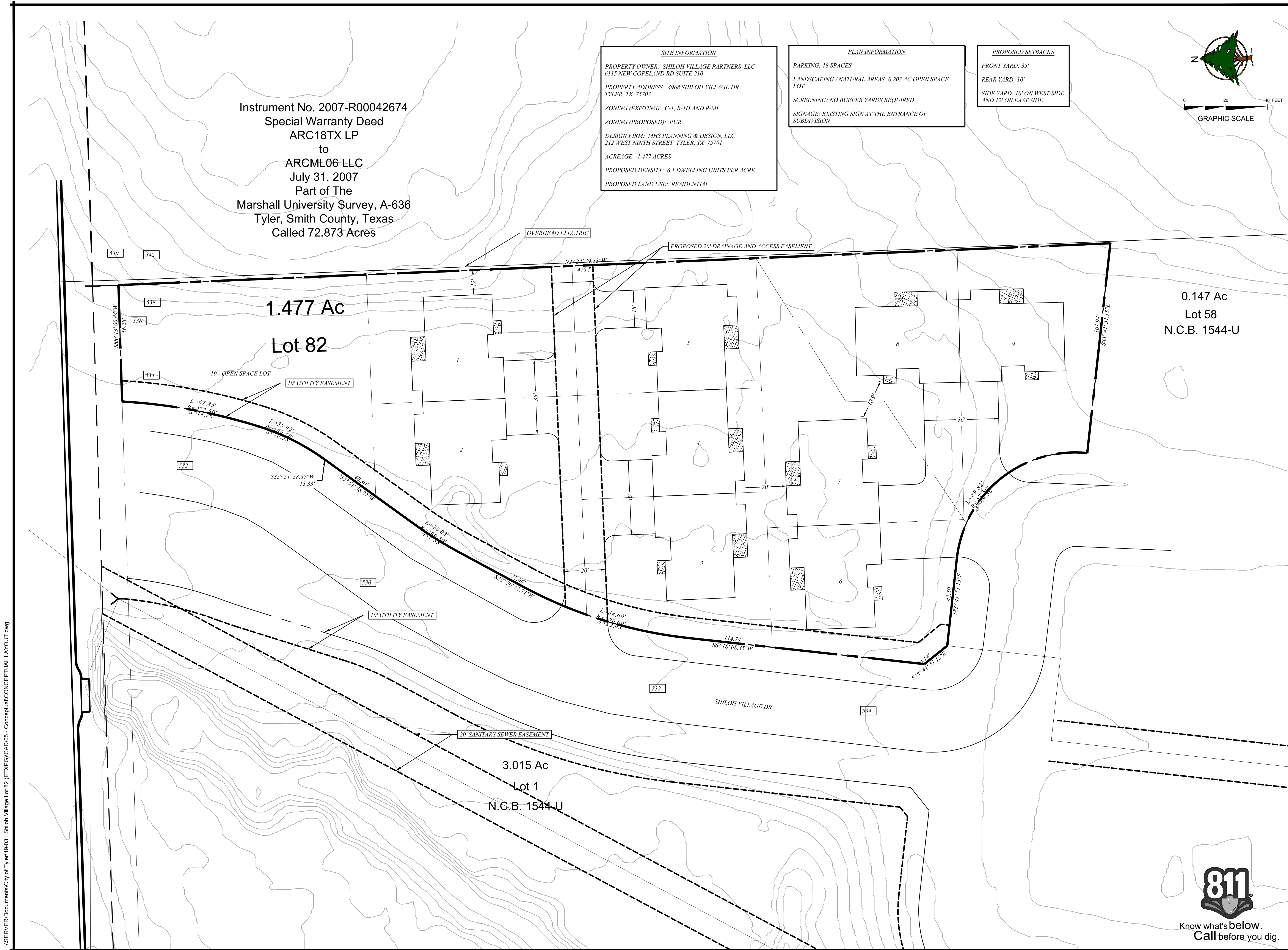
<u>Plan Information</u>
Parking:
Landscaping:
Screening:
Signage:

Applicant: 

Date: 12/02/2019

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

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REVISIONS:

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

MHS

PLANNING & DESIGN, LLC
212 West Ninth Street Tyler, Texas 75701
903-597-6606
TYPE No. 14571

SITE PLAN

SHILOH VILLAGE LOT 82

CITY OF TYLER, TEXAS

DRAWN: AOF

CHECKED: WHS

DATE: 12/2/2019

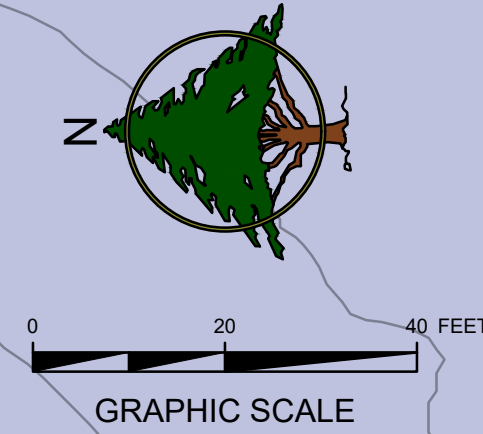
SCALE: AS SHOWN

JOB NO.: 19-031

C5

\\SERVER\Documents\City of Tyler\19-031 Shiloh Village Lot 82 (ETXPG)\CAD\05 - Conceptual\EXISTING ZONING.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



R-MF

0.147 Ac

Lot 58

N.C.B. 1544-U

1.477 Ac

Lot 82

C-1

R-1D

SHILOH VILLAGE DR.

3.015 Ac

Lot 1

N.C.B. 1544-U



REVISIONS:

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



EXISTING ZONING
SHILOH VILLAGE LOT 82
CITY OF TYLER, TEXAS

DRAWN: AOF

CHECKED: WHS

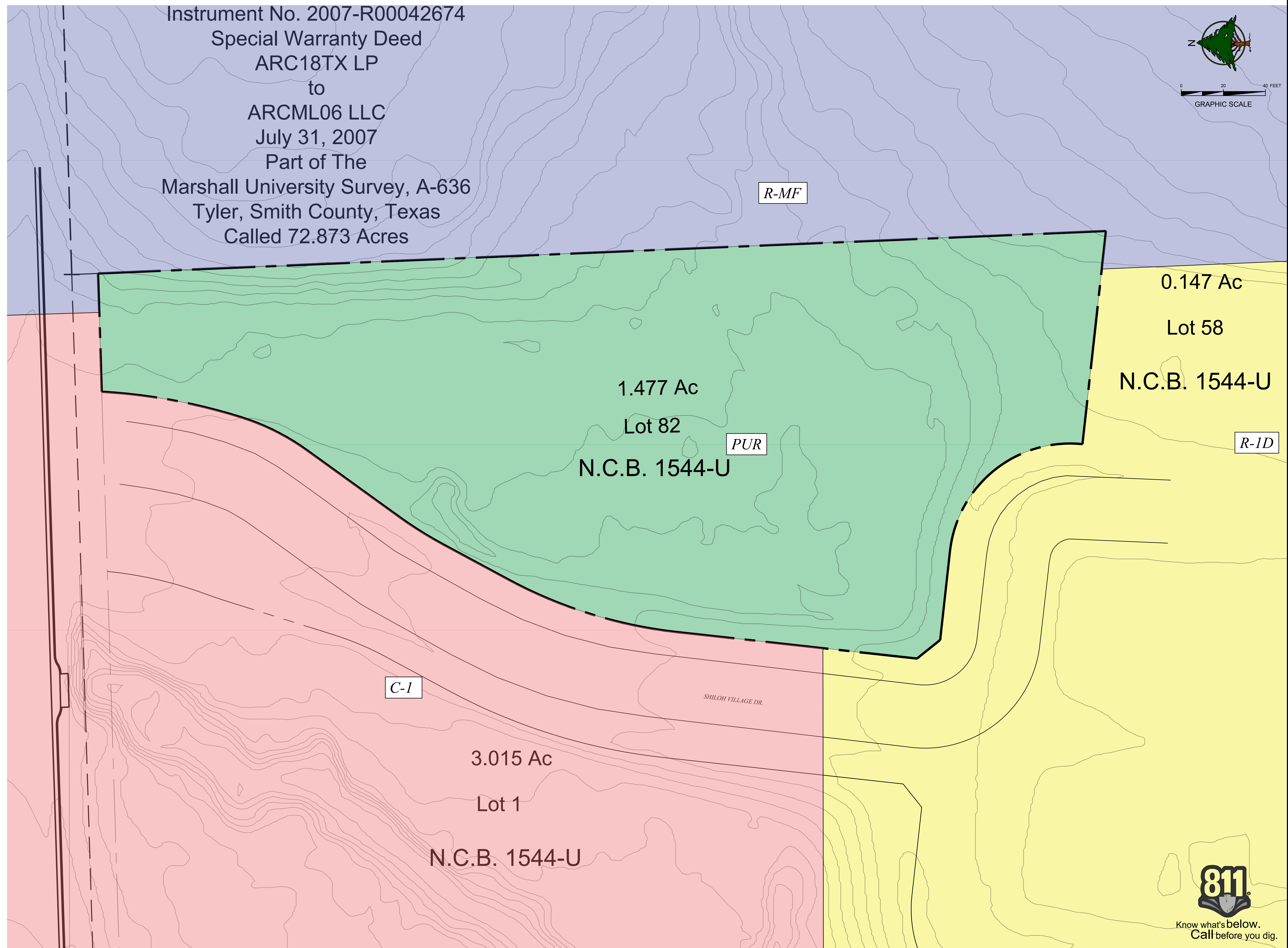
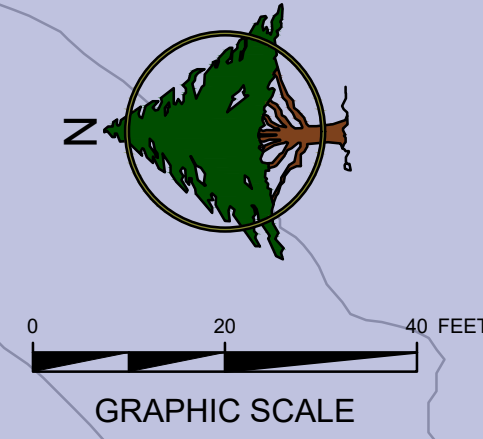
DATE: 12/2/2019

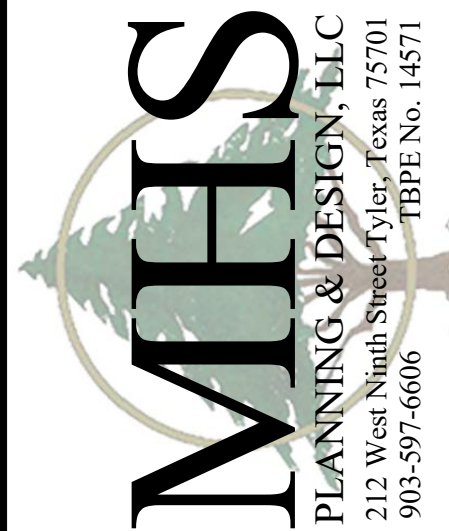

SCALE: AS SHOWN

JOB NO.: 19-031

\\SERVER\Documents\City of Tyler\19-031 Shiloh Village Lot 82 (ETXPG)\CAD\05 - Conceptual\PROPOSED ZONING.dwg

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REVISIONS:	
Preliminary Construction Documents Released: December 2, 2019 NOT FOR CONSTRUCTION	
 MHS PLANNING & DESIGN, LLC 212 West Ninth Street Tyler, Texas 75701 903-597-6606	
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
 Know what's below. Call before you dig.	