

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): portion Lot 27C & 27H Block 708
2. Property Address of Location (required): 2721 Garden Valley Road, Tyler Texas

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION _____	CLASSIFICATION <u>R-2 for duplex</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) _____	AREA (ACREAGE) <u>3.127</u>
	DWELLING UNITS/ ACRE (if applicable) <u>1</u>

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

I have a loan commitment from the VA for a duplex. The intention is to build two 2,400 units+/-, attached with myself, the vet as the sole owner. This is a retirement home for me and my superintendent. The VA will not permit two separate units/ town-homes as their regulations state one VA loan per vet which can be a duplex, triplex, or four-plex, but they must be attached and owned by the Vet.
These will be will large two car garages, similar to the town-homes I'm building at Garden Valley Estates except the duplex will have one owner, not two. This is all VA will allow. A single owner for both units.

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)* Jack Wasson 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).

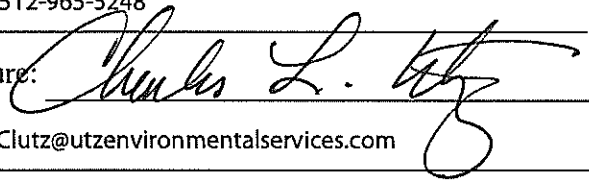
(Please print all but signature)

Owner(s) Name: Charles Utz, et. al.

Address: 1802 Vintage Drive

City, State, Zip: Leander, TX

Phone: 512-965-5248

Signature: 

Email: Clutz@utzenvironmentalservices.com

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Authorized Agent's Name: Jack Wasson

Address: 1265 Roma Drive Frisco TX 75036

Phone: 214-945-0020

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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

Property Detail

Account Number: **150000070800027030**

Tax Year: **2020** Change Year: **2020** 

[Tax History](#)

[Print This Page](#)

Ownership Information		Preliminary Values								
YEAR	2020	IMPROVEMENT VALUE	(+) \$41,602							
PIN NUMBER	R062810	LAND VALUE	(+) <u>\$5,032</u>							
ACCOUNT NUMBER	1-50000-0708-00-027030	MARKET VALUE	(=) \$46,634							
OWNER	UTZ ELVYN ERVIN EST									
IN CARE OF										
ADDRESS	2721 GARDEN VALLEY RD									
CITY	TYLER									
STATE	TX									
ZIP	75702-3856									
Jurisdictions		Estimated Tax Information*								
COUNTY	SMITH COUNTY	COUNTY	\$44.28							
CITY	CITY OF TYLER	CITY	\$74.85							
ISD	TYLER ISD	ISD	\$0.00							
COLLEGE	TYLER JR. COLLEGE	COLLEGE	\$28.49							
		TOTAL TAX	\$147.62							
* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are Estimates prepared by Smith County Appraisal District.										
Legal Information										
LOCATION	2721 GARDEN VALLEY RD									
MAP NUMBER	C 91									
MAP GRID	H-16.2C									
SUBDIVISION	UTZ									
SECTION										
BLOCK/LOT/TRACT	BLOCK 708 LOT 27C & 27H									
ACRES	0.000									
Deed Information		Exemptions								
RECORDING DATE	1/1/1900	HOMESTEAD APPLICATION FORM								
INSTRUMENT		HOMESTEAD EXEMPTIONS <input checked="" type="checkbox"/>								
VOLUME NUMBER										
PAGE NUMBER										
Dwelling Information										
#	DESCRIPTION	YEAR	CONDITION	SQFT	CONSTRUCTION	BATHS	FIREPLACE	MH LABEL	MH SERIAL NUM	HVAC
1	RESIDENCE (PRI)	1955	FAIR	1557	BRICK VENEER	1				CNTRL

Rosemont St.

UTZ ADDITION
VOLUME 6 PAGE 43

3

1

2

LOMA LEE ADDITION
VOLUME 2 PAGE 253

3

4

5

6

LOT 27-H

ELVYN ERVIN UTZ ESTATE

LOT 27-G & K

THE ROSEMARY T. MCCLAIN
REVOCABLE TRUST 2014
Doc. No: 20160100000055

LOT 27-M
SURVEYED
3.127 ACRES

LOT 27-C

ELVYN ERVIN UTZ ESTATE

LOT 27-L
SURVEYED
1.082 ACRES

SHARED ACCESS EASEMENT

RODOLFO R. HINOJOSA
LOT 27D - N.C.B. 708
VOLUME 3639 PAGE 734

Shawnee Blvd.

SMITH COUNTY, TX

Garden Valley Road

LINE INFORMATION	
L1 - N 71°35'07" E	- 40.16'
L2 - N 60°05'07" W	- 195.93'

APPROVAL:
THIS PLAT APPROVED BY THE PLANNING DIRECTOR, CITY OF TYLER, THIS THE ____ DAY OF ____, 2020.

By: _____
PLANNING DIRECTOR HEATHER NICK

By: _____
ATTEST

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS PROPERTY HAS DIRECT ACCESS TO GARDEN VALLEY RD. & SHAWNEE BLVD.

OWNERS STATEMENT:

I, _____, DO HEREBY ADOPT THIS PLAT DESIGNATED HEREON AS REPLAT OF LOT 27-C,D,E,G,H,&K - N.C.B. 708 OF THE ALLEN UTZ ADDITION IN THE CITY OF TYLER, SMITH COUNTY, TEXAS AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN THEREON. IN ADDITION, UTILITY EASEMENTS MAY BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND THE CITY OF TYLER USE THEREOF. THE CITY OF TYLER SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM THE RESPECTIVE EASEMENTS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF TYLER.

WITNESS MY HAND THIS THE ____ DAY OF ____, 2020.

By: _____
OWNER

J. WRIGHT
SURVEY A-1039

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF SMITH, AND THE STATE OF TEXAS THIS THE ____ DAY OF ____, 2020.

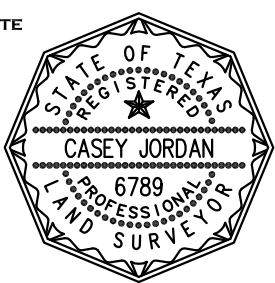
By: _____
NOTARY PUBLIC, STATE OF TEXAS

PLAT IS RECORDED IN: CABINET ____, SLIDE ____
PLAT RECORDS OF SMITH COUNTY, TEXAS.

RECORDED THIS THE ____ DAY OF ____, 2020.

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 17, 2020.



REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

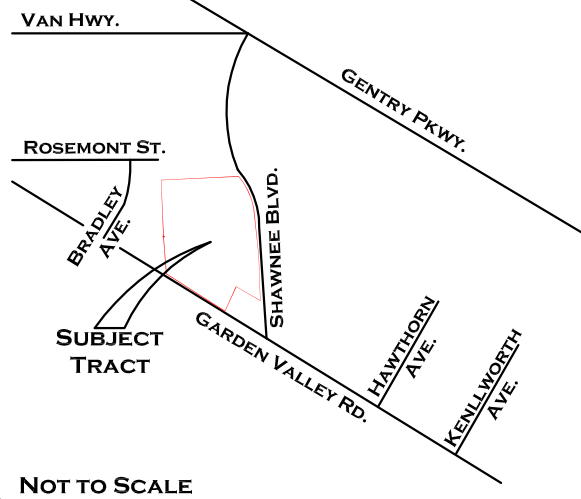
- ☼ = COTTON SPINDLE FOUND/SET
- = 1/2" IRON ROD FOUND/SET
- (W) = WATER METER
- (P) = POWER POLE
- (MH) = MANHOLE
- (GM) = GAS METER
- (EM) = ELECTRIC METER
- (T) = TELE. PEDESTAL
- (U) = U.G. ELECTRIC
- ☒ = IRRIGATION VALVE
- ☒ = WATER VALVE
- (C) = CABLE BOX/PEDESTAL
- (S) = SEPTIC LID/EQUIPMENT
- (PROP) = PROPANE TANK
- ⊗ = AIR CONDITIONER
- = POINT FOR CORNER

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US HWY 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

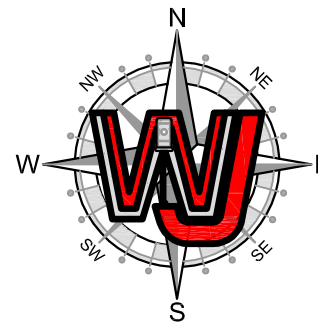
PROJECT MANAGER: C. JORDAN
ADDRESS: 2721 GARDEN VALLEY ROAD
CITY/COUNTY: TYLER, SMITH CO.
SURVEY/ABSTRACT No.: A-1039
SUBDIVISION: ALLEN UTZ ADDITION
LOT/BLOCK No.: LOT 27 - N.C.B. 708
CLIENT: JACK WASSON

PREPARED BY: C.H.J. ON APRIL 17, 2020
JOB No. 20-0433
40 0 40
SCALE: 1" = 40'

VICINITY MAP

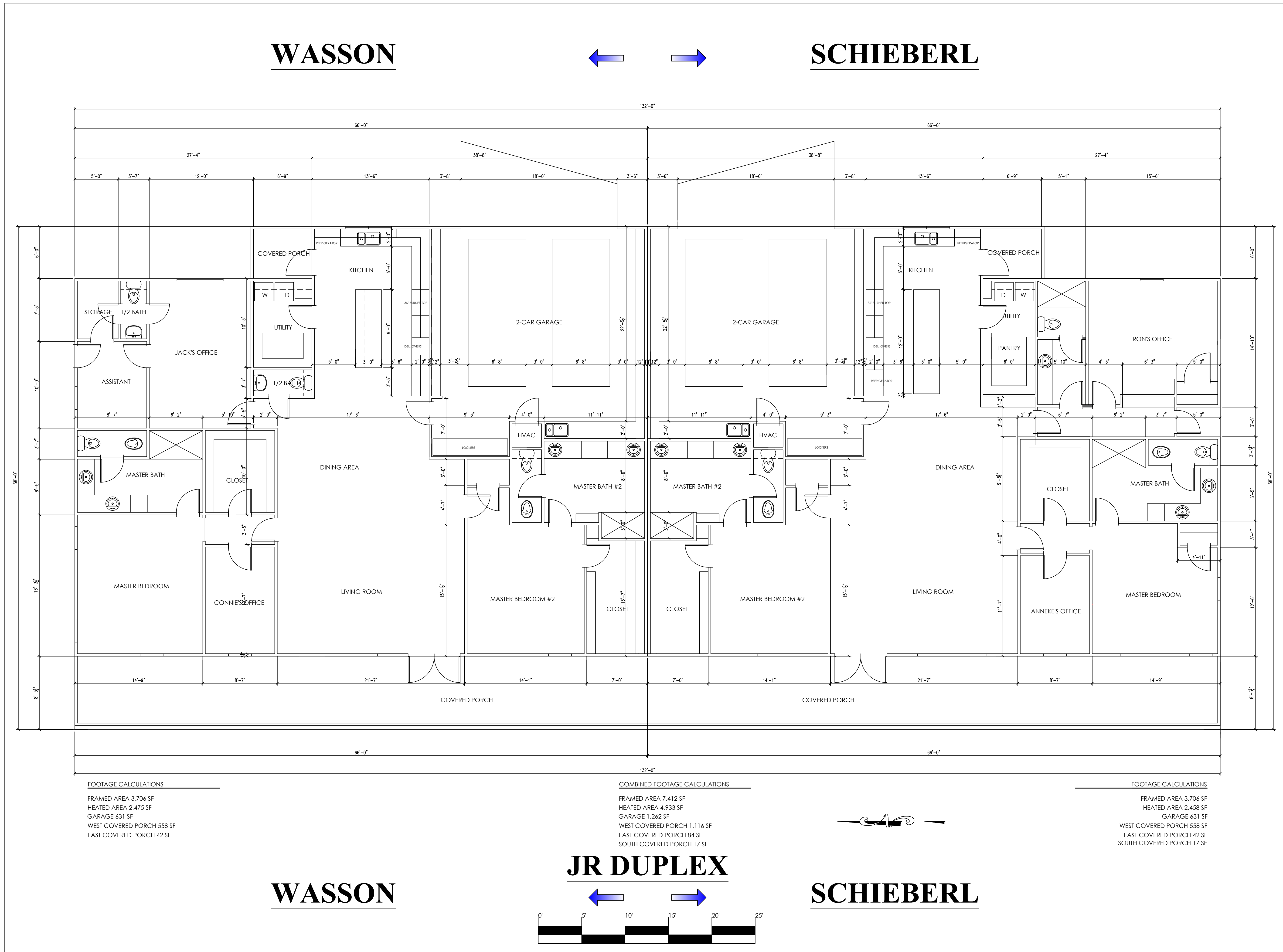


NOT TO SCALE



C1 CURVE INFORMATION	
RADIUS	292.35'
CHORD BRG.	S 25°02'01" E
CHORD DIST.	148.81'
ARC DIST.	150.47'
C2 CURVE INFORMATION	
RADIUS	8180.42'
CHORD BRG.	S 06°03'46" E
CHORD DIST.	195.76'
ARC DIST.	195.77'

JR DUPLEX PLANS 05.24.20.dwg
5/23/20



General Notes

No.	Revision/Issue	Date

Firm Name and Address

ALAN UTZ &
ASSOCIATES, INC
P.O. BOX 131857
TYLER, TEXAS 75713
903.566.9797

Project Name and Address

Jack & Ron Duplex aka JRD
Shawnee Blvd.
Tyler, Texas 75701

Project	Sheet
JR DUPLEX	A.1
Date	May 25, 2020
Scale	3/16" = 1'-0"