

## 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.

Owner(s) Name: \_\_\_\_\_

Address: 1802 Vintage Drive

Address: \_\_\_\_\_

City, State, Zip: Leander, TX

City, State, Zip: \_\_\_\_\_

Phone: 512-965-5248

Phone: \_\_\_\_\_

Signature: 

Signature: \_\_\_\_\_

Email: Clutz@utzenvironmentalservices.com

Email: \_\_\_\_\_

Authorized Agent's Name: Jack Wasson

Signature: \_\_\_\_\_

Address: 1265 Roma Drive Frisco TX 75036

City, State, Zip: \_\_\_\_\_

Phone: 214-945-0020

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](#)

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Ownership Information		Preliminary Values								
YEAR	2020	IMPROVEMENT VALUE	(+) \$41,602							
PIN NUMBER	R062810	LAND VALUE	(+) \$5,032							
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							
		<b>TOTAL TAX</b>	<b>\$147.62</b>							
* 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	<a href="#">HOMESTEAD APPLICATION FORM</a>								
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 CNTRL
1	RESIDENCE (PRI)	1955	FAIR	1557	BRICK VENEER	1				



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'

# SMITH COUNTY, TX

Shawnee Blvd.

LOT 27-G & K  
THE ROSEMARY T. MCCLAIN  
REVOCABLE TRUST 2014  
Doc. No: 2016010000055

LOT 27-M  
SURVEYED  
3.127 ACRES

LOT 27-C  
ELVYN ERVIN UTZ ESTATE

LOT 27-L  
SURVEYED  
1.082 ACRES

Garden Valley Road

SHARED ACCESS EASEMENT

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

UTZ ADDITION  
VOLUME 6 PAGE 43

LOMA LEE ADDITION  
VOLUME 2 PAGE 253

2

3

4

5

1

33.12'

38.37'

LOT 27-H

ELVYN ERVIN UTZ ESTATE

N 87°16'55" E 323.74'

LOT 27-G & K  
THE ROSEMARY T. MCCLAIN  
REVOCABLE TRUST 2014  
Doc. No: 2016010000055

C1

C2

LOT 27-G & K  
THE ROSEMARY T. MCCLAIN  
REVOCABLE TRUST 2014  
Doc. No: 2016010000055

25' SEWER LINE EASEMENT

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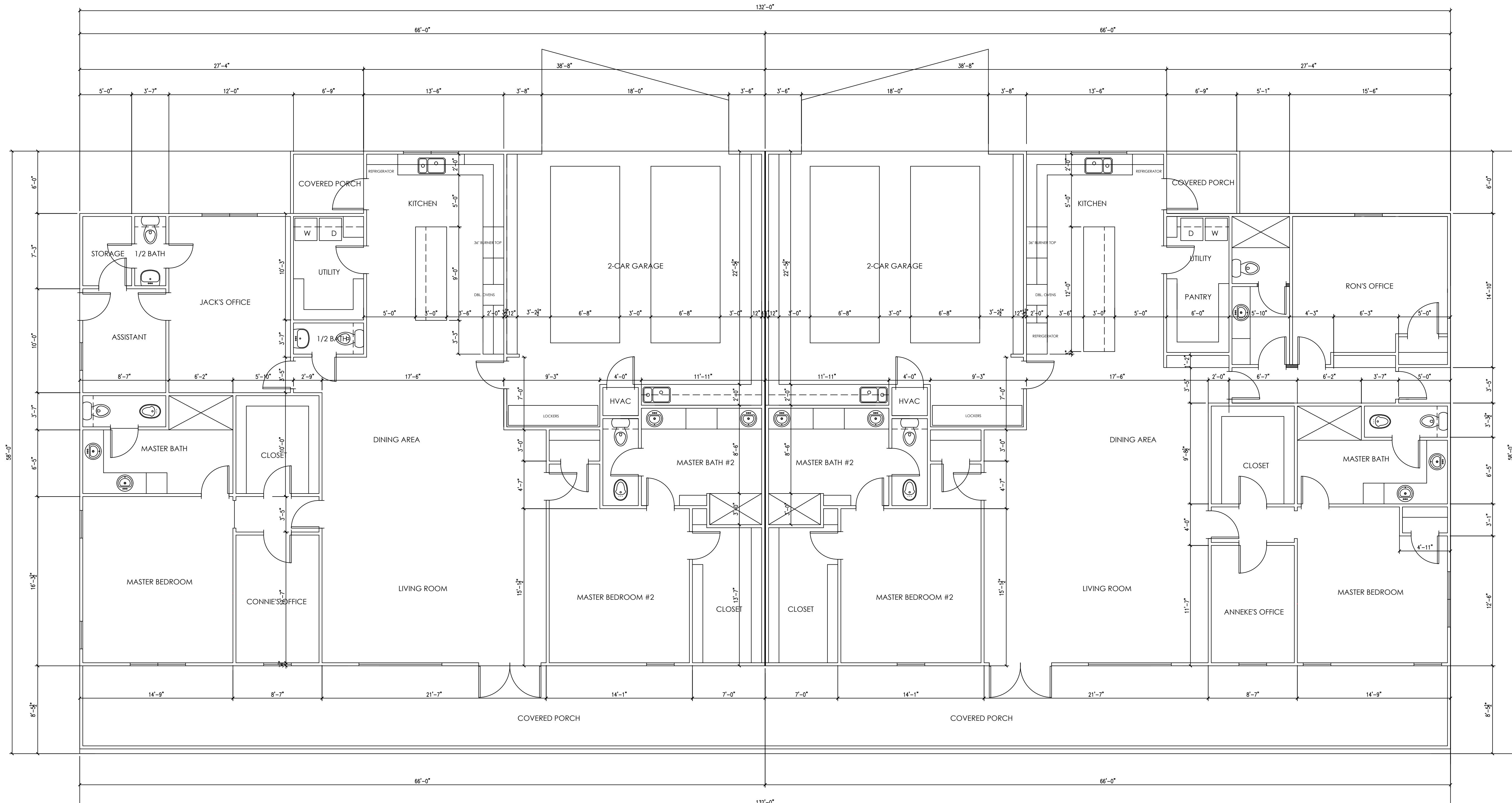
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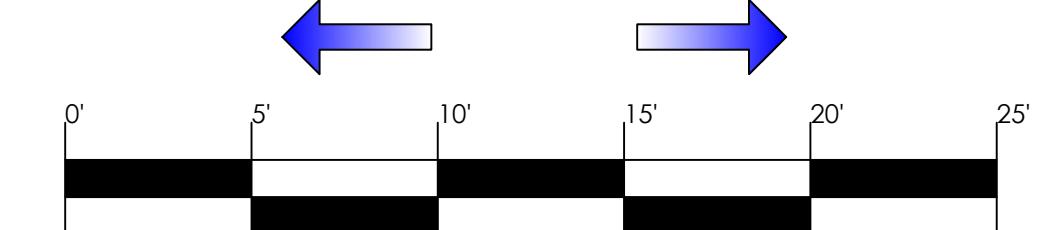
## WASSON

## SCHIEBERL

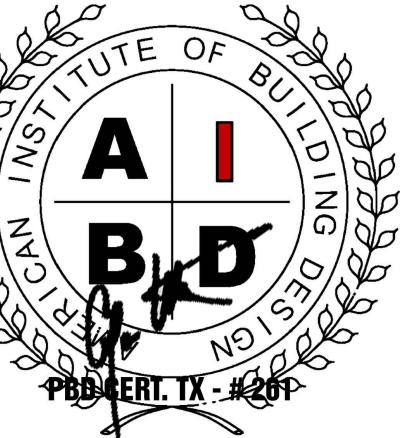


## WASSON

## SCHIEBERL



General Notes



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