

ZONING APPLICATION

RECEIVED

NOV 11 2020

Print Form

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

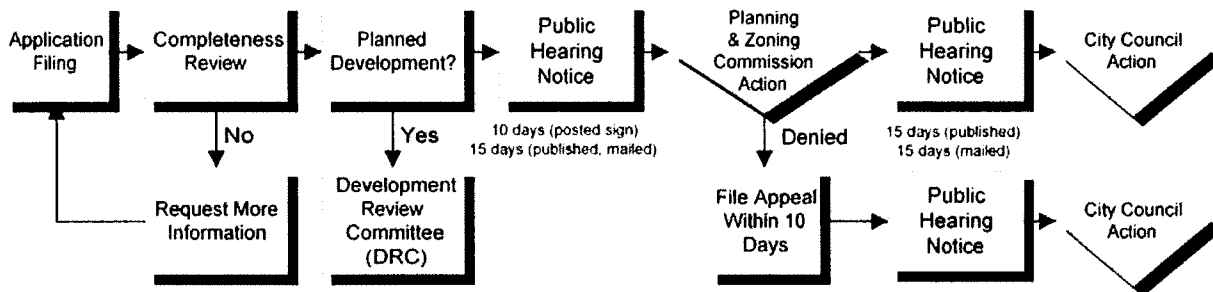
PLANNING DEPT.

PROCESS

Reference Section 10-610
Unified Development Code

NOV 10 2020

- A. All zoning is by ordinance and only the City Council has the authority to adopt or amend zoning 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: _____

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): GREEN ACRES, UNIT 9, LOT 5 (PART OF), BLK 1032-A
2. Property Address of Location (required): 1501 EASY STREET

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>RIA</u> <input type="checkbox"/>	CLASSIFICATION <u>RPO</u> <input type="checkbox"/>
OVERLAY (IF APPLICABLE) <input type="checkbox"/>	OVERLAY (IF APPLICABLE) <input type="checkbox"/>
AREA (ACREAGE) <u>0.404</u>	AREA (ACREAGE) <u>0.247</u>
	DWELLING UNITS/ ACRE (if applicable) _____

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

DESIRE TO BUILD SMALL MULTI-UNIT OFFICE BUILDING ON 0.247 AC
OF LOT 5 WITH ACCESS FROM ESE LOOP 323.

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) EAST TO WEST SURVEYING 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: Dung Van Nguyen Owner(s) Name: _____
Address: 1501 East St. Address: _____
City, State, Zip: TYLER, TX 75701 City, State, Zip: _____
Phone: 409 497 5209 Phone: _____
Signature: [Signature] Signature: _____
Email: DEGUOLUNCYDOAN@GMAIL.COM Email: _____

Authorized Agent's Name: BOB BAILEY Signature: [Signature]
Address: 1530 SSE Loop 323, Ste 127 City, State, Zip: TYLER, TX 75701
Phone: 903 405 3464 Email: BOB@ETWSURVEYING.COM

SUPPORTING INFORMATION

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



1530 SSW LOOP 323, STE. 127 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPLS FIRM REG. No. 10194274

BEING 0.247 ACRES OF LAND situated in the William Keys Survey, Abstract 526, Smith County, Texas, and part of Lot 5, Green Acres Addition, Unit 9 and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found (crimped) in the north line of East Southeast Loop 323 for the south corner of said Lot 5, the east corner of Lot 6, Green Acres Addition, Unit 9;

THENCE North 43°25'33" West with the southwest line of said Lot 5 and the northeast line of said Lot 6 a **distance of 45.56 feet** to a 3/4" iron pipe found (crimped) for the southwest corner of said Lot 5, the northeast corner of said Lot 6 and the southeast corner of Lot 4, Green Acres Addition, Unit 9;

THENCE North 00°16'47" East with the west line of said Lot 5 and the east line of said Lot 4 a **distance of 38.49 feet** to a 1/2" iron rod with cap (RPLS 5748) set in same for the most westerly northwest corner of the tract herein described;

THENCE North 89°49'36" East across said called Lot 5 a **distance of 79.25 feet** to a 1/2" iron rod with cap (RPLS 5748) set for corner;

THENCE North 13°27'06" East continuing across said called Lot 5 a **distance of 25.72 feet** to a 1/2" iron rod with cap (RPLS 5748) set for angle break;

THENCE North 00°02'20" West continuing across said called Lot 5 a **distance of 56.71 feet** to a 1/2" iron rod with cap (RPLS 5748) set for corner in the north line of said Lot 5, same being the south line of Easy Street for the most northerly northwest corner of said Lot 5;

THENCE North 89°44'00" East with the north line of said Lot 5 and the south line of said Easy Street a **distance of 41.86 feet** to a 1/2" iron rod found at the beginning of a curve to the right in the north line of said Lot 5 and the south line of said Easy Street;

THENCE with the north line of said Lot 5 and the south line of said Easy Street and along said curve to the right, having a Radius of 69.50', through a Delta Angle of 55°26'48", with a Chord Bearing and Distance of South 62°30'35" East – 64.66' to a point for the Point of Terminus;

THENCE South 36°50'48" East with the northeast line of said Lot 5 and the southwest line of said East Street a **distance of 0.68 feet** to a 1/2" iron rod with cap (RPLS 5748) found for the east corner of said Lot 5 and the intersection of the southwest line of said Easy Street and the northwest line of said East Southeast Loop 323;

THENCE with the southeast line of said Lot 5 and the northwest line of said East Southeast Loop 323, same being with a curve to the Left having a Radius of 2913.88', through a Delta Angle of 3°52'01", with a Chord Bearing and Distance of S 51°13'01" W – 196.90' back to the **PLACE OF BEGINNING** and containing **0.247 ACRES OF LAND**.