

CITY OF TYLER



222-034

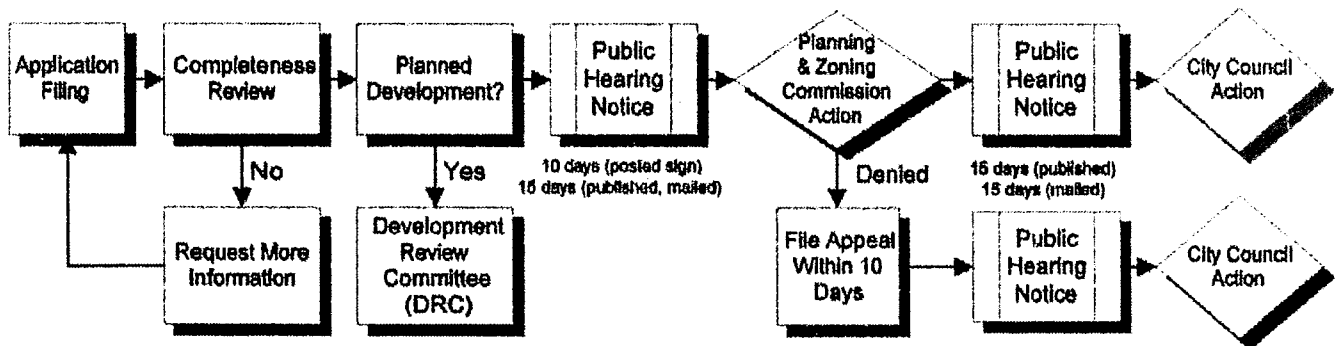
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

ZONING APPLICATION

PROCESS

Reference Section 10-610
Unified Development Code

- 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 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): LOT 28 BLK 671-J LAVENDER ADDITION
2. Property Address of Location (required): 2317 Old Gladewater Hwy

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>M-2</u> <input type="checkbox"/>	CLASSIFICATION <u>R1-D</u> <input type="checkbox"/>
OVERLAY (IF APPLICABLE) <input type="checkbox"/>	OVERLAY (IF APPLICABLE) <input type="checkbox"/>
AREA (ACREAGE) <u>0.373 Ac</u>	AREA (ACREAGE) <u>0.373 Ac</u>
	DWELLING UNITS/ ACRE (if applicable) _____

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

<p>To subdivide 2 existing homes on property</p>
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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) Cornelio B. Flores 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: Cornelio B. Flores

Address: 2310 Old Gladewater Hwy

City, State, Zip: Tyler Tx 75702

Phone: 903 526 0388

Signature: 

Email: N/A

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Authorized Agent's Name: Cornelio H. Flores

Address: 2317 Old Gladewater Hwy

Phone: 903 714 4675

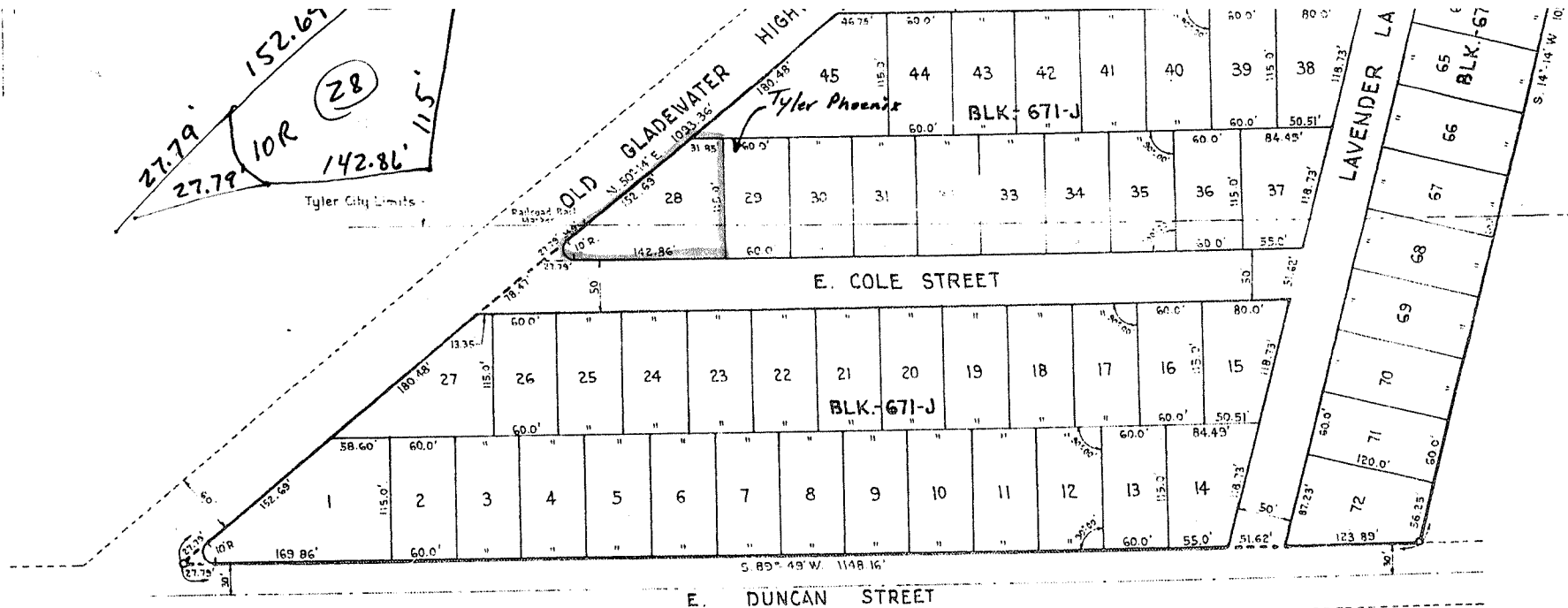
Signature: 

City, State, Zip: Tyler, Tx 75702

Email: Bigleo25@yahoo.com

SUPPORTING INFORMATION

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



STATE OF TEXAS
COUNTY OF SMITH

I, Buck Campbell, a surveyor, do hereby certify that the plat hereon shows the results of a survey made by me during the months of November and December, 1946, and that the lots and streets were staked as shown. The area in solid lines represents the property now being subdivided.

Buck Campbell

Subscribed and sworn to before me, a Notary Public in and for Smith County, Texas, this the 21st day of January, 1947.

A. G. Arnold

Notary Public, Smith County, Texas

STATE OF TEXAS
COUNTY OF SMITH

I, Mrs. J. S. Lavender, do hereby certify that I am the owner of the tract of land represented hereon and that I hereby accept this as my plan for subdividing the same and dedicate to the Public forever the streets as shown hereon, this 22nd day of January, 1947.

Mrs. J. S. Lavender

Subscribed and sworn to before me, a Notary Public in and for Smith County, Texas, this the 22nd day of January, 1947.

A. G. Arnold

Notary Public, Smith County, Texas

Cab A Slide 171-B

Filed for record on the *5* day of *March*, A. D. 19*47* at *10* o'clock *AM*

Recorded this *5* day of *March*, A. D. 19*47* at *10* o'clock *AM*

By *Ann R. [Signature]* Deputy.
[Signature] Clerk, County Court, Smith County, Texas

LOT 28
N. C. B. 671-J

CORNELIO BENITEZ FLOREZ
LOT 28, BLOCK 671-J
VOLUME 7232, PAGE 215

CORNELIO BENITEZ FLOREZ
VOLUME 7232, PAGE 217

reby certify that this
ion and supervision

No. 4725

KAS, BY

2021.

OLD GLADWATER HIGHWAY

ROW LINE

ROW LINE

LOT 28, BLOCK 671-J
0.167 ACRES

N. C. B. 671-J

LAVENDER ADDITION
(PLAT IN CABINET A, SLIDE 171-D)

LOT 28A, BLOCK 671-J
0.206 ACRES

CORNER WITNESS:

- CM
1) 1/2" IRON ROD (FOUND)
S89°57'03"E 11.83'
2) 1/2" IRON ROD FOUND WITH
CAP STAMPED RPLS 2114
S04°43'33"E 140.45'

LEGEND	
■	= 1/2" IRON ROD (FOUND)
●	= 1/2" IRON ROD SET WITH CAP STAMPED RPLS 4725
CM	= CONTROLLING MONUMENT
X	= FENCE
P/C	= PLAT CALL
D/C	= DEED CALL
ROW	= RIGHT-OF-WAY