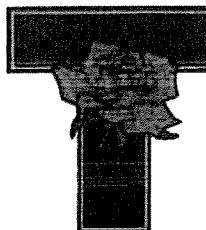


CITY OF TYLER



Z22-059

[Print Form](#)

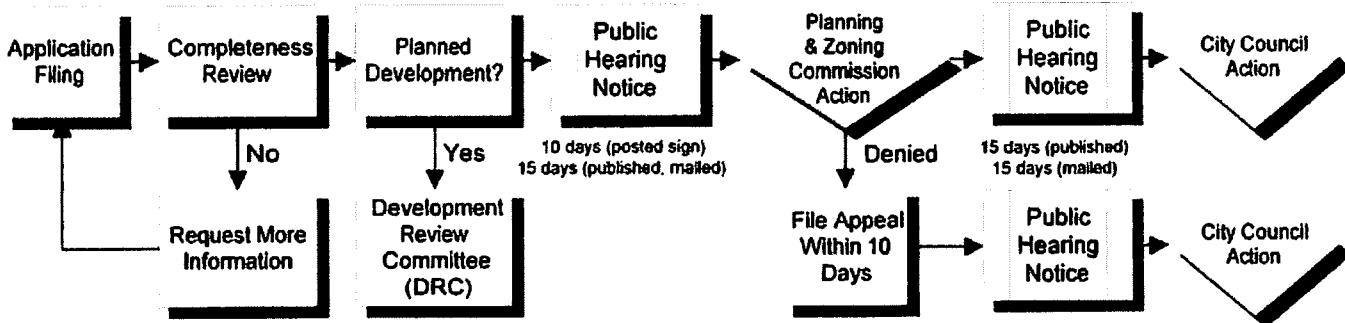
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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: Lenora Woldert Estate Addition Second Amendment & Woldert Heights Fourth Addition Sixth Amendment

1. Lot, Block and Addition (required): Lot 1A NCB 501W
2. Property Address of Location (required): 817 W 29th St

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION R-2	CLASSIFICATION NR
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) 3.162	AREA (ACREAGE) 3.162
	DWELLING UNITS/ ACRE (if applicable) 10

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

Property currently zoned R-2 was recently replatted from seventeen (17) two family lots into a single lot and to incorporate the former unimproved N. Palace Ave from 29th to 32nd Street that was recently closed. In keeping with the character of the adjacent neighborhood and due to the access and frontage limitations of the property, the Neighborhood Residential (NR) zone was deemed to be the highest and best use for the property. The owner plans to develop the property with duplexes as allowed by the original zoning but at a lower density than the original zoning would have allowed.

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)* _____ 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: C K JONES DEVELOPERS LLC
Address: 10855 US HWY 69 N
City, State, Zip: Tyler, TX, 75706
Phone: 903-570-2179
Signature: 
Email: cody.jones@ckjonesdevelopers.com

Owner(s) Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Signature: _____
Email: _____

Authorized Agent's Name: Michael F Wilson
Address: P.O. Box 582
Phone: 903-736-5173

Signature: _____
City, State, Zip: Big Sandy, TX 75755
Email: mfwpecfm@gmail.com

SUPPORTING INFORMATION

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