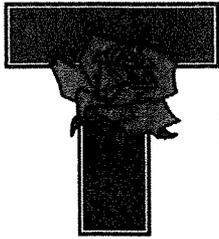


# CITY OF TYLER



Z20-041

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AUG 31 2020

PLANNING DEPT.

## ZONING APPLICATION

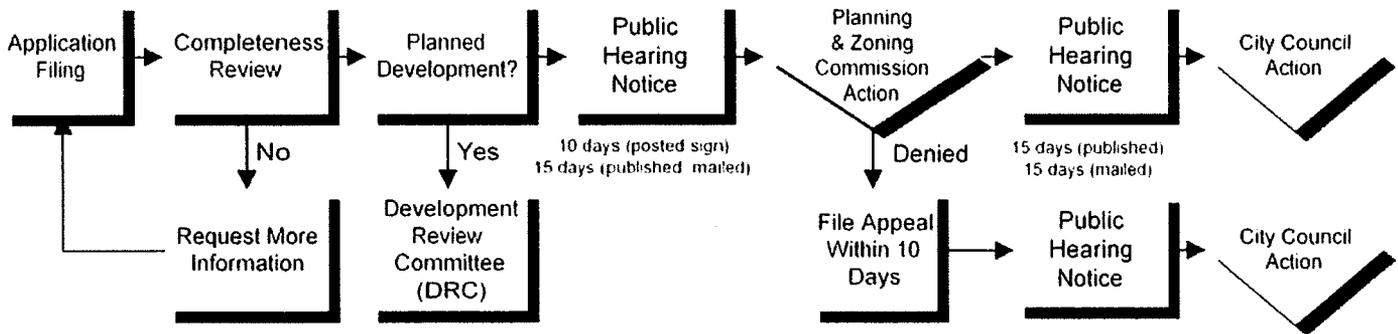
Print Form

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

### 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): Tract 19A M.University Survey (A624)
2. Property Address of Location (required): 2951 West Grande Blvd

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>AG</u> <input type="checkbox"/>	CLASSIFICATION <u>C-2</u> <input type="checkbox"/>
OVERLAY (IF APPLICABLE) <input type="checkbox"/>	OVERLAY (IF APPLICABLE) <input type="checkbox"/>
AREA (ACREAGE) <u>5.905</u>	AREA (ACREAGE) <u>5.905</u>
	DWELLING UNITS/ ACRE (if applicable) _____

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

Zoning request is to allow for construction of light commercial office/storage development.

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)* The CT Brannon Corporation 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: Steele Real Estate Holdings, LLC

Address: 5555 Old Jacksonville Hwy

City, State, Zip: Tyler, TX 75703

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

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

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

Owner(s) Name: 

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

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

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

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

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

Authorized Agent's Name: The CT Brannon Corporation

Address: 1321 S. Broadway Ave

Phone: 903-597-2122

Signature: 

City, State, Zip: Tyler, TX 75701

Email: breedlove@brannoncorp.com

**SUPPORTING INFORMATION**

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

## EXHIBIT 'A'

### FIELD NOTES FOR C-2 ZONING Old Jacksonville Hwy @ West Grande Blvd.

Beginning northeast of intersection at West Grande Blvd. and Old Noonday Rd., 60.6' from the northwest corner of existing 5' curb inlet at intersection along West Grande Blvd. and 187.8' from the northwest corner of existing 10' curb inlet 154.8' due east of existing 5' curb inlet;

**THENCE** along the north right of way of Grande Blvd North 89 degrees 01 minutes 16 seconds East a distance of 262.469 feet;

**THENCE** North 87 degrees 00 minutes 51 seconds East, a distance of 171.111 feet to a point for corner;

**THENCE** North 14 degrees 35 minutes 40 seconds East, a distance of 408.650 feet to a point for corner;

**THENCE** North 74 degrees 54 minutes 11 seconds West, a distance of 304.912 feet to a point for corner;

**THENCE** North 14 degrees 19 minutes 06 seconds East, a distance of 80.144 feet to a point for corner;

**THENCE** North 75 degrees 45 minutes 55 seconds West, a distance of 217.111 feet to a point for corner;

**THENCE** South 16 degrees 53 minutes 45 seconds West, a distance of 126.123 feet to a point for corner;

**THENCE** along a curve to the left with a length of 193.904 feet, a radius of 2059.526 feet and a delta of 5.3944 degrees;

**THENCE** along a curve to the left with a length of 202.184 feet, a radius of 1560.639 feet and a delta of 7.423 degrees;

**THENCE** South 1 degrees 22 minutes 19 seconds West, a distance of 48.147 feet to a point for corner;

**THENCE** South 88 degrees 55 minutes 19 seconds East, a distance of 29.670 feet to a point for corner;

**THENCE** along a curve to the left with a length of 397.267 feet, a radius of 1531.436 feet and a delta of 14.863 degrees;

**THENCE** North 16 degrees 23 minutes 04 seconds East, a distance of 83.903 feet to a point for corner;

**THENCE** South 73 degrees 37 minutes 26 seconds East, a distance of 13.273 feet to a point for corner;

**THENCE** South 16 degrees 27 minutes 30 seconds West, a distance of 131.988 feet to a point for corner;

**THENCE** South 10 degrees 42 minutes 13 seconds West, a distance of 124.676 feet to a point for corner;

**THENCE** South 4 degrees 22 minutes 32 seconds West, a distance of 127.497 feet to a point for corner;

**THENCE** South 6 degrees 45 minutes 28 seconds West, a distance of 63.970 feet to a point for corner;

**THENCE** South 2 degrees 34 minutes 33 seconds East, a distance of 79.013 feet to a point for corner;

**THENCE** South 25 degrees 42 minutes 28 seconds East, a distance of 12.391 feet to a point for corner which is located on the north right of way of West Grande Blvd. and ***POINT OF BEGINNING*** containing 5.905 acres of land.

# C-2 ZONING DESCRIPTION


**BRANNON CORP**  
 CIVIL ENGINEERS  
 THE C.T. BRANNON CORPORATION  
 1321 E. 11th Street  
 Lincoln, NE 68502  
 (402) 597-2172

SCALE: 1" = 20'-0"  
 SHEET NO. 1  
 PROJECT NO. 00-000

SHEET NO. 1  
 PROJECT NO. 00-000

