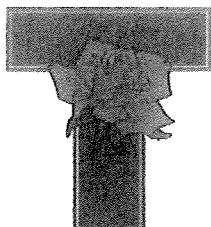


CITY OF TYLER



223-034

[Print Form](#)

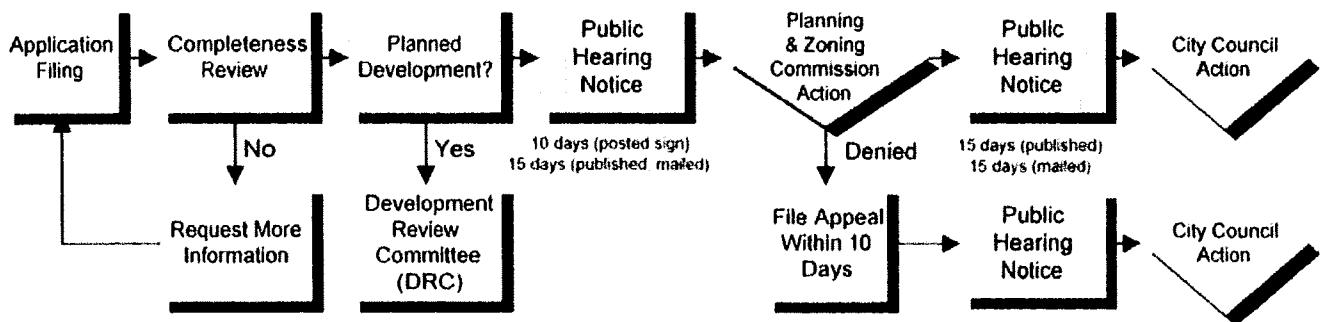
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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:

1. Lot, Block and Addition (required): Lot 34-B, New City Block 976, Southeast Crossing Subdivision Second Amendment
2. Property Address of Location (required): 3314 and 3316 Troup Hwy, Tyler, TX 75701

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>PMXD-1</u>	CLASSIFICATION <u>C-1</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>0.879</u>	AREA (ACREAGE) <u>0.879</u> DWELLING UNITS/ ACRE (if applicable) _____

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

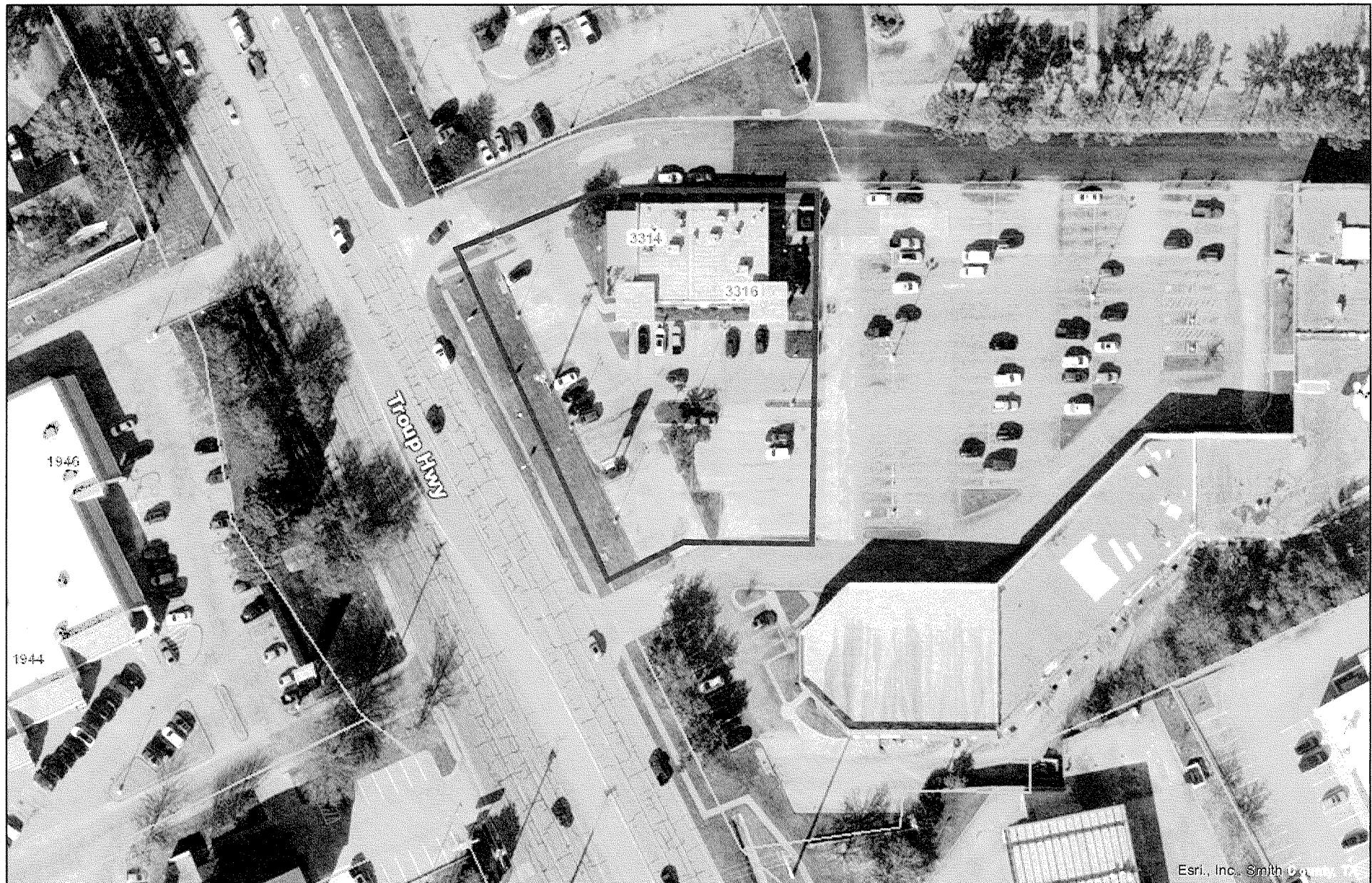
This property is currently zoned PMXD-1, but has not current site plan to amend. We are proposing a zoning change to C-1, which would adhere to the current and future land use of this property and the adjacent properties.

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



9/21/2023, 6:01:43 PM

Web AppBuilder for ArcGIS

Parry's Pizza Location Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

- AddressPoints
- Additional Accounts
- Tax Parcels

0 0.01 0.02 0.04 mi

AUTHORIZATION OF AGENT

A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (please print name) Samuel Ivy 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: Pioneer Properties, LLC

Address: 4595 Kinsey Drive

City, State, Zip: Tyler, TX 75703

Phone: 903-534-8000

Signature: Stephen Dement
Stephen Dement (Sep 22, 2023 14:41 CDT)

Email: sdement@lmarktitle.com

Owner(s) Name: Marshall Holdings, LLC

Address: 11621 CR 166

City, State, Zip: Tyler, TX 75703

Phone: 903-581-3737

Signature: Matthew K. Marshall
Matthew K. Marshall (Sep 22, 2023 14:42 CDT)

Email: matthew@draketexas.com

Authorized Agent's Name: Samuel Ivy

Address: 1321 South Broadway Avenue

Phone: 903-597-2122

Signature: Samuel Ivy

City, State, Zip: Tyler, TX 75701

Email: ivy@brannoncorp.com

SUPPORTING INFORMATION

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