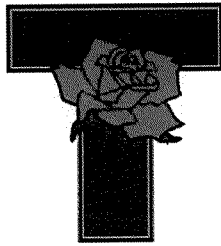


CITY OF TYLER



PD23-030

Print Form

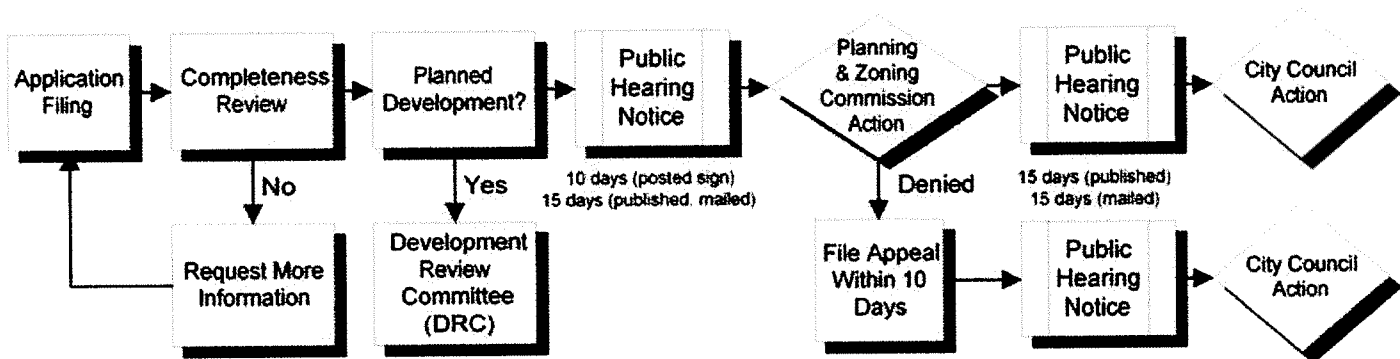
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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): Block 1660-A Lot 44F
2. Property Address of Location (required): 6549 Old Jacksonville Hwy, Tyler, TX, 75703

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-1</u>	CLASSIFICATION <u>PMF</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>1.137</u>	AREA (ACREAGE) <u>1.137</u>
	DWELLING UNITS/ ACRE (if applicable) <u>10.55</u>

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

This zoning change application is to change the zoning of a portion of the Oak Hill Development to PMF. The remaining portion of the development has been changed to PMF previously and approved by City Council.

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)* 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: Davis Thornton, LTD

Owner(s) Name: _____

Address: 6725 Speedway Court

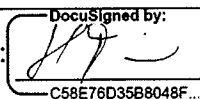
Address: _____

City, State, Zip: Tyler, TX 75703

City, State, Zip: _____

Phone: _____

Phone: _____

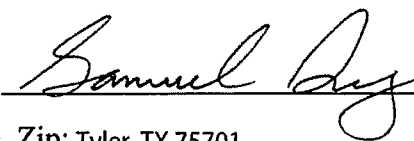
Signature: 

Signature: _____

Email: _____

Email: _____

Authorized Agent's Name: Brannon Corporation

Signature: 

Address: 1321 S. Broadway Ave.

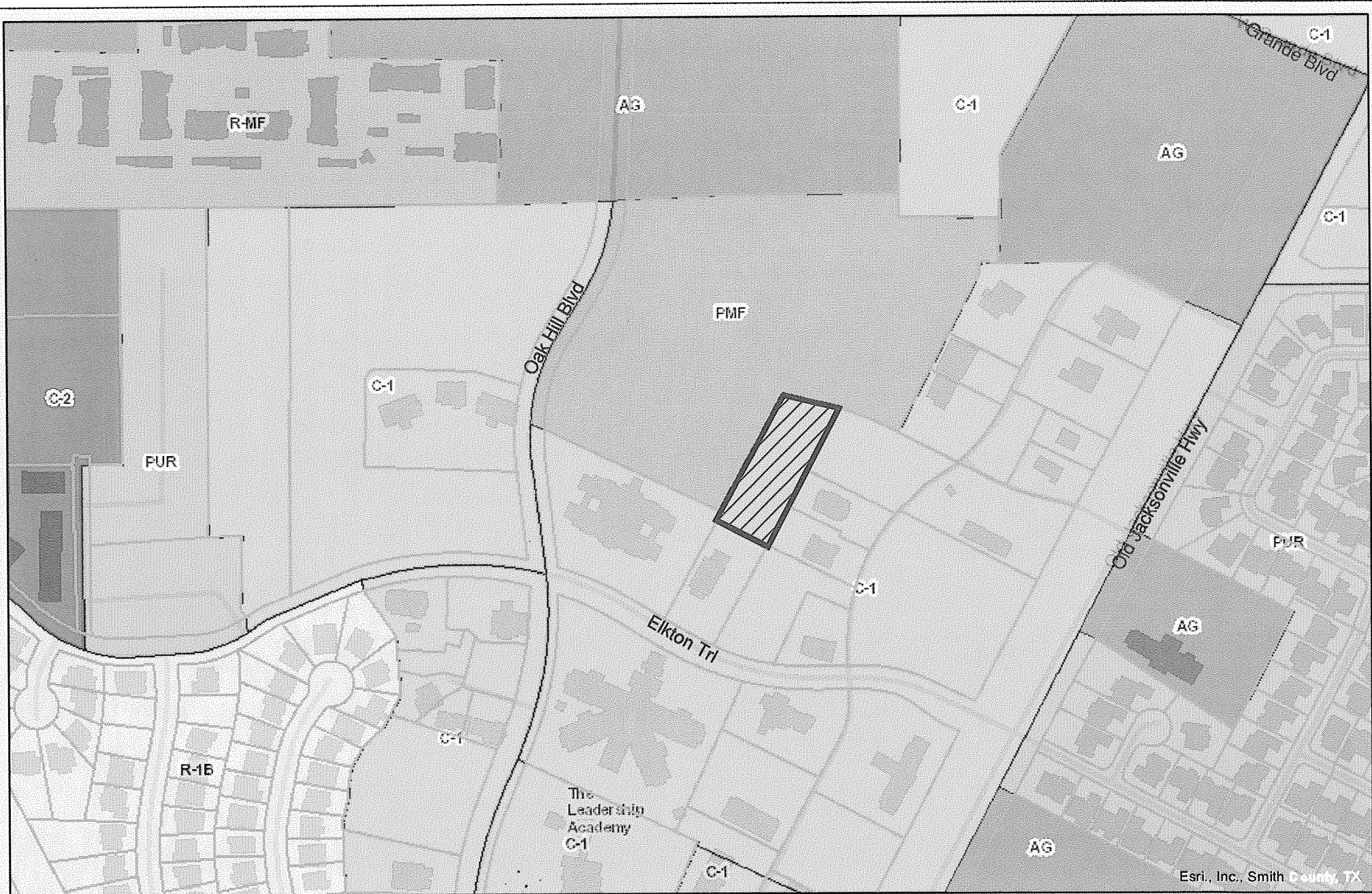
City, State, Zip: Tyler, TX 75701

Phone: 903-597-2122

Email: ivy@brannoncorp.com

SUPPORTING INFORMATION


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



12/15/2023, 3:16:00 PM

Web AppBuilder for ArcGIS

Oak Hill Development

 Tax Parcels

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>

0 0.045 0.09 0.18 mi



P.O. Box 7487 • 1321 South Broadway • Tyler, TX 75711
903 • 597 • 2122

*Planning Department
City of Tyler*

TRANSMITTAL

Job No. 27066
Attention Planning Department
Re Oak Hill Development

TRANSMIT VIA:

- ☐ U.S. Mail ☐ Express Mail
☐ Federal Express ☐ Bus
☒ Hand Deliver ☐ U.P.S.
☐ Other _____

GENTLEMEN: We are sending you ☒ attached ☐ under separate cover via _____ the following:
☐ Shop drawings ☐ Prints ☐ Samples ☒ Application + Fee
☐ Copy of letter ☐ Plans ☐ Specifications _____

Copies	Sheet No.	DESCRIPTION
1	ea	Zoning Application
1	ea	\$550.00 Check for Fee

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Resubmit _____ Copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ Copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Return | <input type="checkbox"/> Return _____ Corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> For bids due _____ | |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Prints returned after loan to us | |

REMARKS:

If enclosures are not as noted kindly notify us at once.

SIGNED *Sammy*

DATE 12-20-2023