

CITY OF TYLER



ZONING APPLICATION

PROCESS

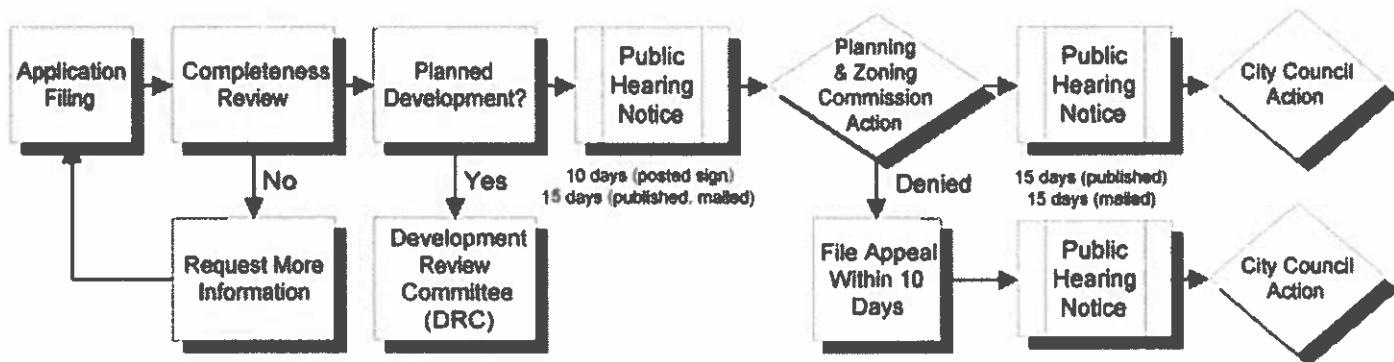
225-002

[Print Form](#)

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

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: _____

RECEIVED

JAN 27 2025

Sign Deposit Fee

Receipt No.: _____ Amount: _____

PLANNING DEPT.

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): TEXAS COLLEGE HTS, BLOCK 557 LOT 6A
2. Property Address of Location (required): 1204 Kennedy Tyler Texas 75702

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-1B</u>	CLASSIFICATION <u>R-1D</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) _____	AREA (ACREAGE) _____ DWELLING UNITS/ ACRE (if applicable) _____

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

1. Not enough building room.
2. Looking to have the building/improvement sit closer to the back, which with the current zoning would put the house past the setback line.

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)* Maugno Mora 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: New Door Properties LLC

Owner(s) Name: _____

Address: 100 County Road 34

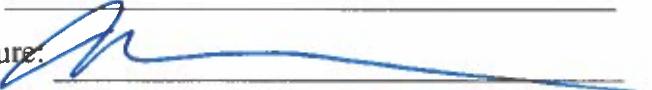
Address: _____

City, State, Zip: Tyler Texas 75706

City, State, Zip: _____

Phone: 9032532066

Phone: _____

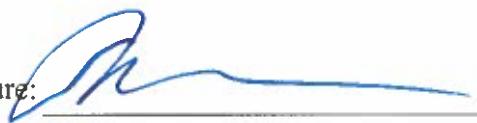
Signature: 

Signature: _____

Email: maugno@morarealtytx.com

Email: _____

Authorized Agent's Name: Maugno Mora

Signature: 

Address: 100 County Road 34

City, State, Zip: Tyler Tx 75706

Phone: 9032532066

Email: maugno@morarealtytx.com

SUPPORTING INFORMATION

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