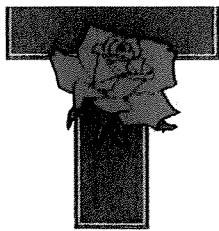


# CITY OF TYLER



225-012

Print Form

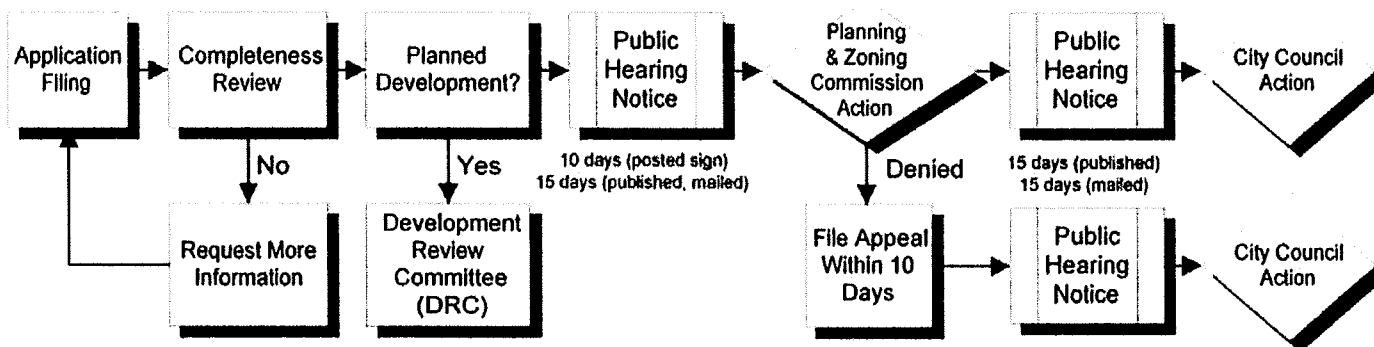
City of Tyler  
Planning Department  
423 W. Ferguson  
Tyler, TX 75702  
(903) 531-1175  
(903) 531-1170 fax

## 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): Tracts 2, 2A; Abstract A0906 A.Scott  
 2. Property Address of Location (required): 9451 & 9456 Saint Patrick Place

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>AG</u>	CLASSIFICATION <u>N.R.</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) <u>NC-O</u>
AREA (ACREAGE) <u>5.931</u>	AREA (ACREAGE) <u>5.931</u>
	DWELLING UNITS/ ACRE (if applicable) <u>7.08</u>

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

The zoning change is being requested to allow for development of a 42 unit detached housing development geared toward senior veterans. Each house will be 1 bedroom, 1 bath homes. The property will be platted as one lot.

**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 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).

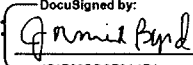
*(Please print all but signature)*

Owner(s) Name: Jamie Byrd

Address: 238 Bald Eagle Way

City, State, Zip: Williamsburg, VA 23188

Phone: 903-316-6653

Signature: DocuSigned by:  4/24/2025  
454E22DBC9A4E4...


Email: redneckrunt1@yahoo.com

Owner(s) Name: Diego Ruiz Diaz

Address: 238 Bald Eagle Way

City, State, Zip: Williamsburg, VA 23188

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

Signature: Signed by:  4/25/2025  
780FB8FACFD34CF...

Email: dieruizdiaz@hotmail.com

Authorized Agent's Name: The Brannon Corporation

Address: 1321 S. Broadway Ave

Phone: 903-547-2122

Signature: 

City, State, Zip: Tyler, TX 75701

Email: Breedlove@BrannonCorp.com

**SUPPORTING INFORMATION**

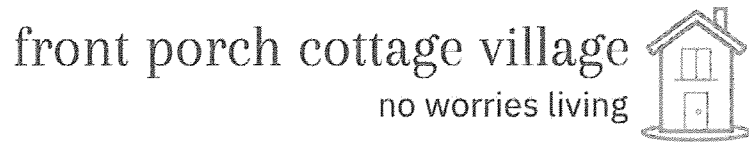
- A. **PLEASE PROVIDE A MAP OF THE LOCATION TO BE REZONED**



0 0.01 0.02 0.04 0.06 0.08  
mi



This map was prepared by the Smith County map site and may be revised without notification to any user. 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. The user is encouraged to check with the City of Tyler, SCAD, and the 911 Administration to verify that the map being used is the latest, most current one available. <http://www.smithcountymapsite.org>



## **Front Porch Cottage Retirement Community**

### **Introduction**

Lifeway Foundation, Inc. is a 501(c)3 non-profit organization focused on creating a unique housing project for seniors aged 55 and older. This project aims to provide comfortable, safe, and supportive living conditions, with a preference given to senior veterans. Our target demographic consists of seniors who are self-sufficient, living alone, and often experience loneliness due to the absence of a supportive family network. We aim to establish a community where these individuals can remain independent, and secure, and forge meaningful social connections.

Located in the City of Tyler, the Front Porch Cottage Community is designed to support seniors facing challenges like Mr. Johnson, a 92-year-old Korean War veteran who struggles with loneliness after losing his spouse. Similarly, Ms. Ramirez, a 72-year-old widow, finds it difficult to maintain the large home she shared with her husband but is reluctant to move into an apartment complex surrounded by strangers and shared walls. To address seniors' housing hardships like Mr. Johnson and Ms. Ramirez, the Front Porch Cottage Community provides a supportive environment where rent is determined not by market-driven profits but by a non-profit's need to cover basic overhead costs. This community is an ideal solution for those seeking affordable, supportive, and engaging housing.

This project is more than just a housing development for seniors; it is a community dedicated to addressing their physical, emotional, and social needs allowing them to age in place. Our goal is to create a place where seniors can live independently, feel secure, and enjoy a vibrant community life. We aim to make a lasting difference in their lives, ensuring they have a safe, comfortable, and joyful place to call home.

### **Our Vision**

Lifeway Foundation aspires to create a haven for seniors. We envision elegant, well-designed homes that cater to their needs, fostering a vibrant community built on faith and shared experiences. This supportive environment will nurture a sense of belonging and purpose, allowing residents to connect, share wisdom, and find renewed motivation in their twilight years. Through fellowship and peer support, Front Porch Cottage Community aims to combat isolation and ensure each resident has a reliable source of camaraderie and assistance, ultimately enhancing their overall well-being.