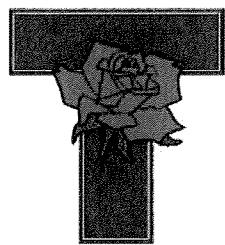


# CITY OF TYLER



## ZONING APPLICATION

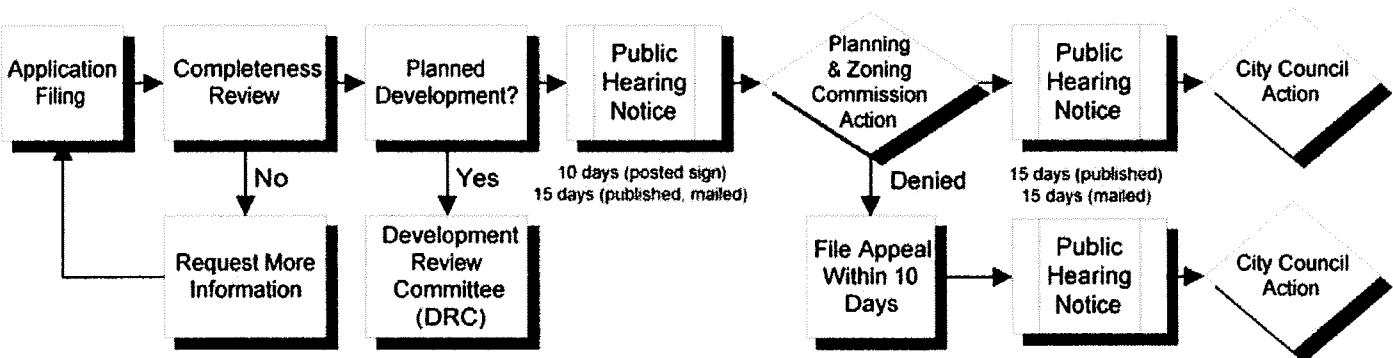
### PROCESS

[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: \_\_\_\_\_

#### 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 1B, A-435 S.M. Hagerty Sur & Bodenheir
2. Property Address of Location (required): 3895 North Broadway Avenue

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION R-MF	CLASSIFICATION R-1B
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) 9.083	AREA (ACREAGE) 9.083
	DWELLING UNITS/ ACRE (if applicable)

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

To provide proper zoning for single family residential lots.

## 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 C.T. 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: Northchase Development, LLC

Owner(s) Name: Mr. Ed Thompson

Address: 7353 County Road 35

Address:

City, State, Zip: Tyler, Texas-75705

City, State, Zip:

Phone: 903-780-0360

Phone:

Signature: Edward Thompson

Signature:

Email: Thompson.Wood@Gmail.com

Email:

Authorized Agent's Name: The C.T. Brannon Corporation

Signature: Rosa A Boudreax 04.28.25

Address: 1321 South Broadway

City, State, Zip: Tyler, Texas-75701

Phone: 903-597-2122

Email: Boudreax@Brannoncorp.com

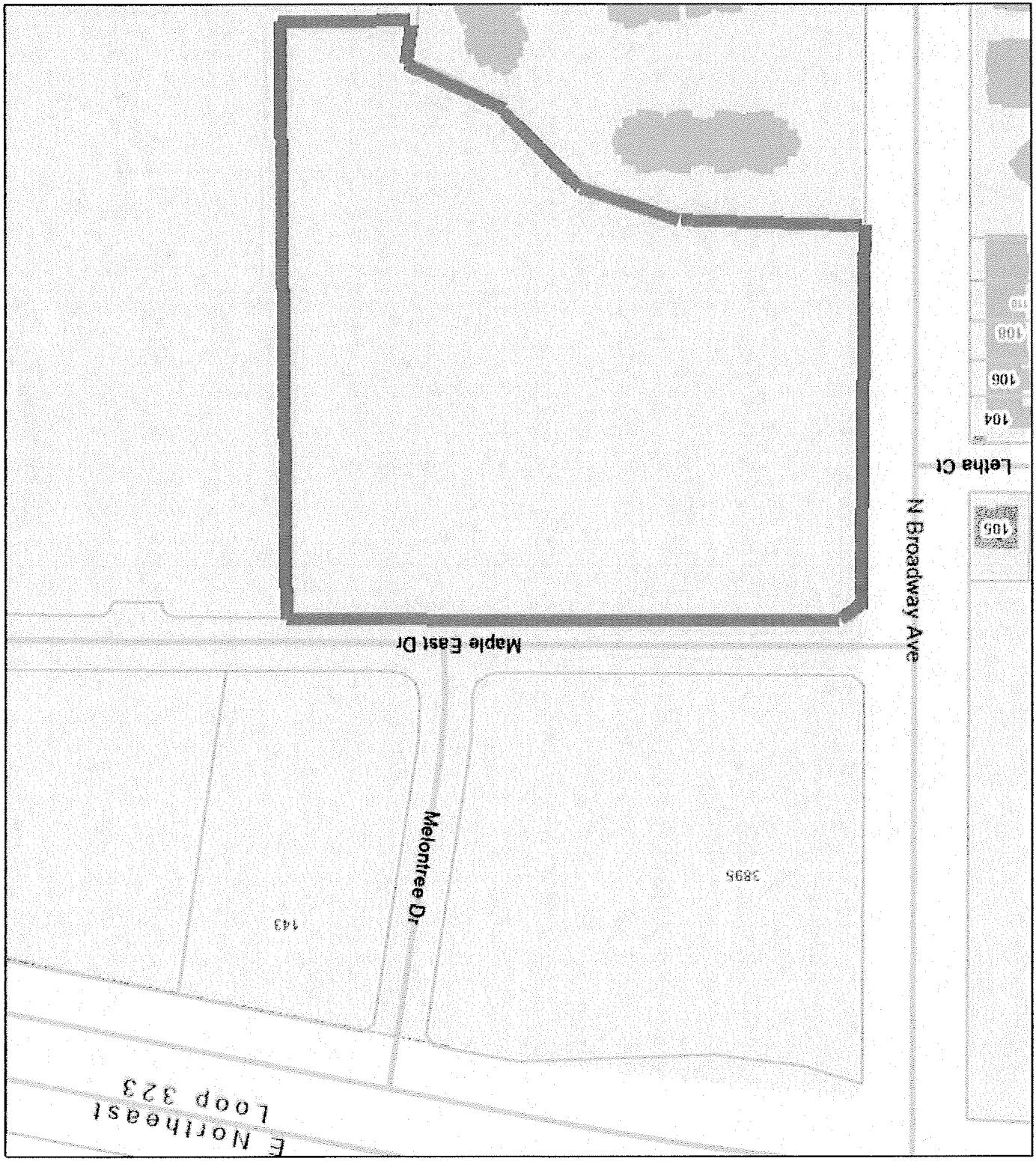
## SUPPORTING INFORMATION

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

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This map was prepared by the San Joaquin County mapers and may be  
used for legal purposes and may not have been prepared for or  
intended for survey purposes to any scale. It is provided for  
informational purposes only. The property boundaries, the size and  
shape of the property, and the location of the property in relation to  
the property lines and the property boundaries of the adjacent  
properties, the City of Tracy, SCDAD and the City of  
Modesto are not established. Any use of this map without the  
written permission of the San Joaquin County mapers is illegal.



E Northeast  
Loop 323



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>

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mi

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