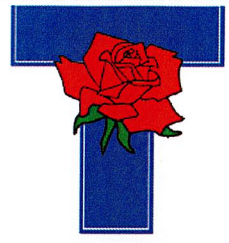


CITY OF TYLER



Print Form

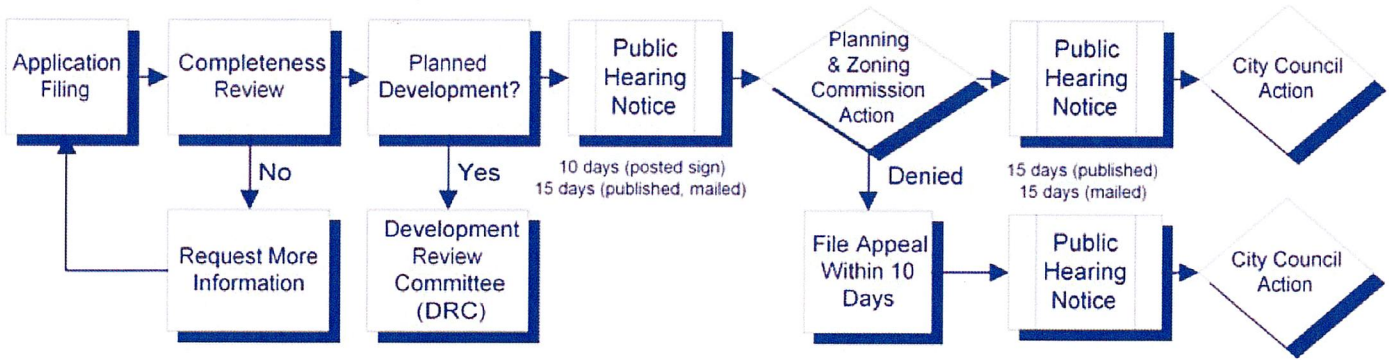
City of Tyler
Planning Department
423 W. Ferguson
Tyler, TX 75702
(903) 531-1175
(903) 531-1170 fax

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): 100/14A
2. Property Address of Location (required): 712 N. Broadway Ave., Tyler, TX.

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-1 AND RMF</u>	CLASSIFICATION <u>DBAC</u>
OVERLAY (IF APPLICABLE) <u> </u> ▼	OVERLAY (IF APPLICABLE) <u> </u> ▼
AREA (ACREAGE) <u>1.771</u>	AREA (ACREAGE) <u>1.771</u>
	DWELLING UNITS/ ACRE (if applicable) <u>Approx. 29</u>

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

We are purchasing the existing church to rehab into 55+ Senior Housing. We need the DBAC zoning to achieve the density of dwelling units for this property. This will be a combination of tax credits from TDHCA along with State and Federal historic credits.

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)* Jeremy Mears 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: Iglesia Nueva Vida Asamblea De Dios

Owner(s) Name: _____

Address: 102 W. Bow St.

Address: _____

City, State, Zip: Tyler, TX 75702

City, State, Zip: _____

Phone: 903.312.6985

Phone: _____

Signature: DocuSigned by:
Arnaldo D Hernandez
371CAB160BFB40F...

Signature: _____

Email: arndarh@yahoo.com

Email: _____

Authorized Agent's Name: Jeremy Mears

Signature: 

Address: 750 Bering Drive, Suite 400

City, State, Zip: Houston, TX. 77057

Phone: 210 6693081

Email: jeremy@tbsg.com

SUPPORTING INFORMATION

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

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Parcel 1.50000.0100.00.014010

[View Tax Bill - Print Page](#)
[County GIS - Interactive GIS](#)

Owners

IGLESIA NUEVA VIDA
ASAMBLEA DE DIOS
102 W BOW ST
TYLER, TX 757025314

Parcel Summary

PIN	R115231
Location	712 N BROADWAY AVE TYLER, TX
Use Code	XV: Other Totally Exempt Properties (including public property, religious and charitable organizations)
Tax District	063: SM-CNTY TY-CITY TY-ISD TY-CLG
Map Parcel	C 28
Acreage	1.7710
Block/Lot	100/14A
Plat Book/Page	3967/93
Transfer Date	06/11/1997
Instrument Number	WD 21415
Subdivision	S152000 - MCFARLAND
Exemptions	: Total Exemption *For privacy reasons not all exemptions are shown online.

Legal Description

MCFARLAND
BLOCK 100 LOT 14A

