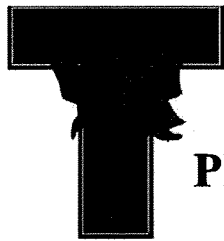


CITY OF TYLER



PLANNED DEVELOPMENT APPLICATION

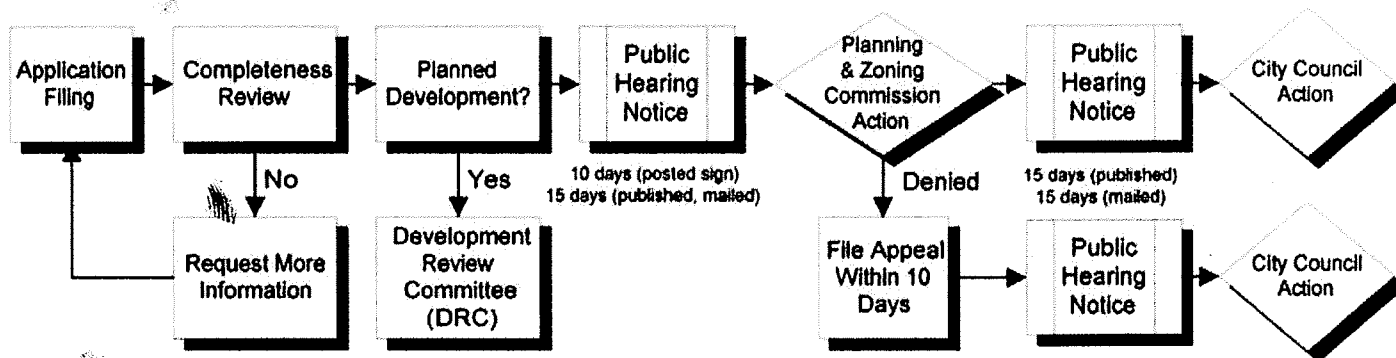
PD23-028

Print Form

City of Tyler
Planning and Zoning
423 W. Ferguson
Tyler, TX 75710-2039
(903) 531-1175
(903) 531-1170 fax

PROCESS

- 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 City 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 and Zoning 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 provided by the Planning and Zoning Department along with a \$20 deposit that is refundable 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.
- D. All requests that require site plan submittals must include a hard copy site plan and digital site plan with the completed application form.



OFFICE USE ONLY

Zoning Application

Receipt No.: _____ Amount: _____

Sign Deposit

Receipt No.: _____ Amount: _____

Signed By: _____

Legal Rev. 11/08

Planned Development Page 1

RECEIVED

DEC 22 2023

PLANNING DEPT.

603-022

APPLICATION

A. Requesting: (One Check per Application)

- ☒ Site Plan
- ☐ Site Plan Amendment

B. Description & Location of Property:

- 1. Lot, Block and Addition (required): Lot 45P, O, N, 29, 30, 31 Woodcreek Addn Ur
- 2. Property Address of Location (required): 5246, 5300, 5324, 5358, 5378, 5410 Hollytree Dri

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

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

Applicant is requesting zoning change and replat from R-1A to PUR from 6 lots to ⁹10 lots for the purpose of constructing 10 single family detached, single story homes of 1500 to 2000sf. (similar to Cottages on Hollytree south of site location). Shared access drive with a curb cut on Hollytree Drive at north and south end of site.

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 (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) Michael Smith 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).

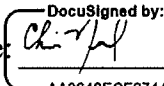
(Please print all but signature)

Owner(s) Name: Glenwood Church of Christ

Address: 5210 Hollytree Drive

City, State, Zip: Tyler, TX 75703

Phone: 903-509-9494

Signature:  AA8648ECF2744A6...

Email: cneel@suddenlink.net

Authorized Agent's Name: Michael Smith

Address: 1310 Bellehaven Court, Tyler, TX 75703

Phone: 903-316-6928

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Signature: Michael Smith

City, State, Zip: _____

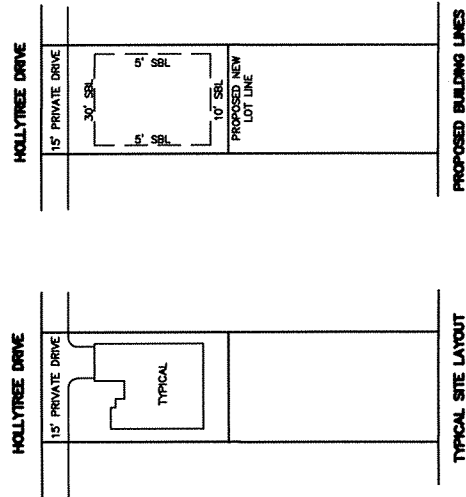
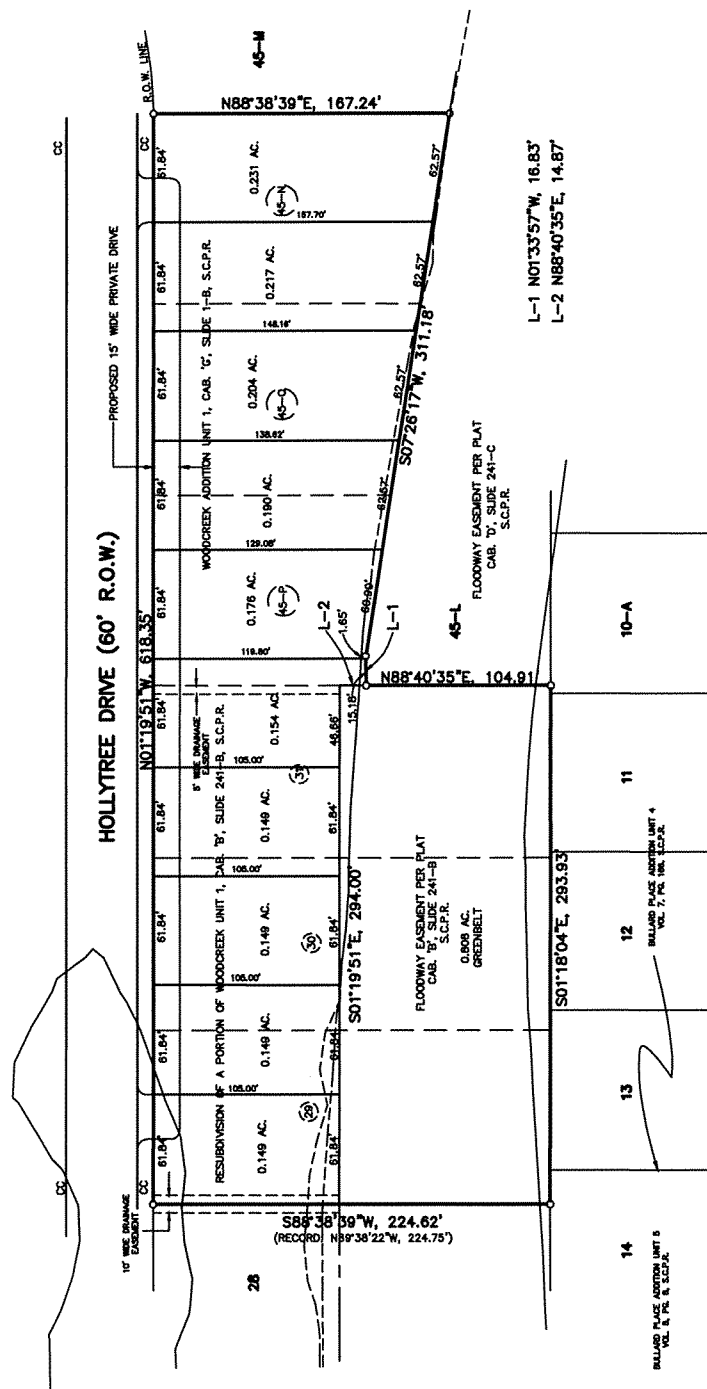
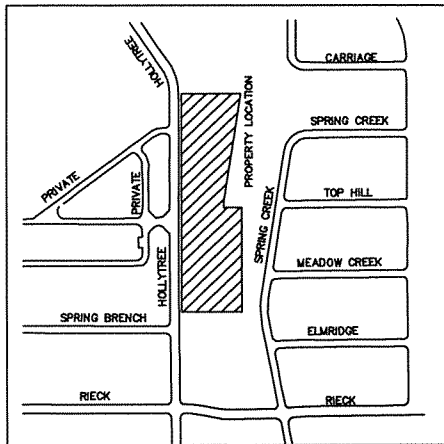
Email: michael.smith@ebby.com

SUPPORTING INFORMATION

A. **PROVIDE A SITE PLAN**

B. **COMPLETED AND SIGNED CHECKLIST**

M.M. LONG SURVEY, A-561



P.U.R. SITE PLAN
WOODCREEK ADDITION UNIT 1
M.M. LONG SURVEY, A-561
CITY OF TYLER
SMITH COUNTY, TEXAS

BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703
 TEL (903) 561-7287 www.bmst Tyler.com
 T.B.P.E.L.S. FIRM NO. 10048200

JOB NO. 23-372 DATE: 7 DECEMBER 2023 SCALE: 1

INDICATES FND. 1/2" I. ROD
UNLESS OTHERWISE NOTED.

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.

