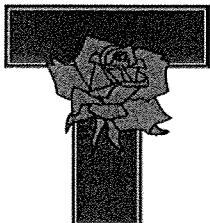


CITY OF TYLER



ZONING APPLICATION

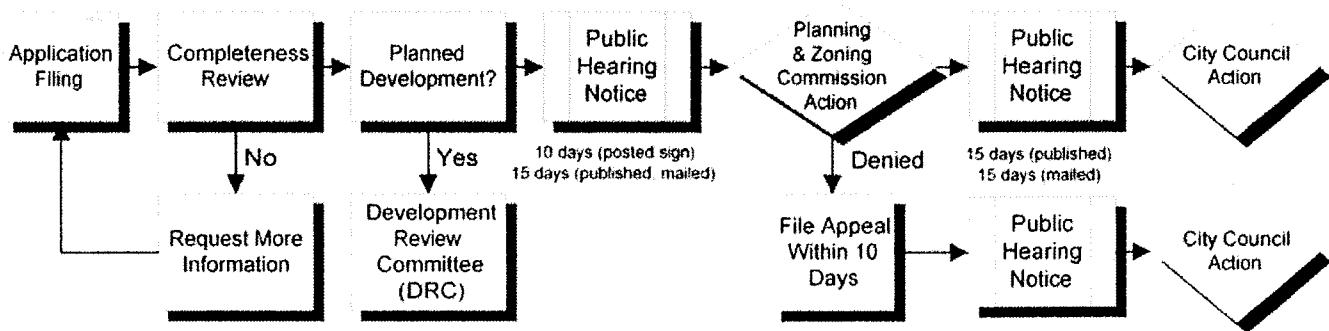
PROCESS

[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: _____

Legal Rev. 11/12

RECEIVED

FEB 09 2024

PLANNING DEPT.

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): _____

2. Property Address of Location (required): 8751 Palvxy Dr

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>AG</u>	CLASSIFICATION <u>see exhibit</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) _____	AREA (ACREAGE) _____
	DWELLING UNITS/ ACRE (if applicable) _____

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

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)* William R Brewer III 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)

JW

Owner(s) Name: Genecov West Mud Creek

Address: 1350 Dominion Plaza

City, State, Zip: Tyler, Tx, 75703

Phone: 903-509-8844

Signature: William R Brewer III

Email: tbrewer@gencov.com

Authorized Agent's Name: _____

Address: _____

Phone: _____

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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

Zoning areas and Planned District Narrative – Genecov Properties

All regulations and uses per the Tyler UDC except where noted below.

Tract 9 - PMXD-1 Planned Mixed-Use District

Uses – All C-1, RPO and Residential

Setbacks – Front – 10'

Sides – 5' / 10' Street

Rear – 10'

Minimum 10' between structure

Maximum Lot Coverage – 60%

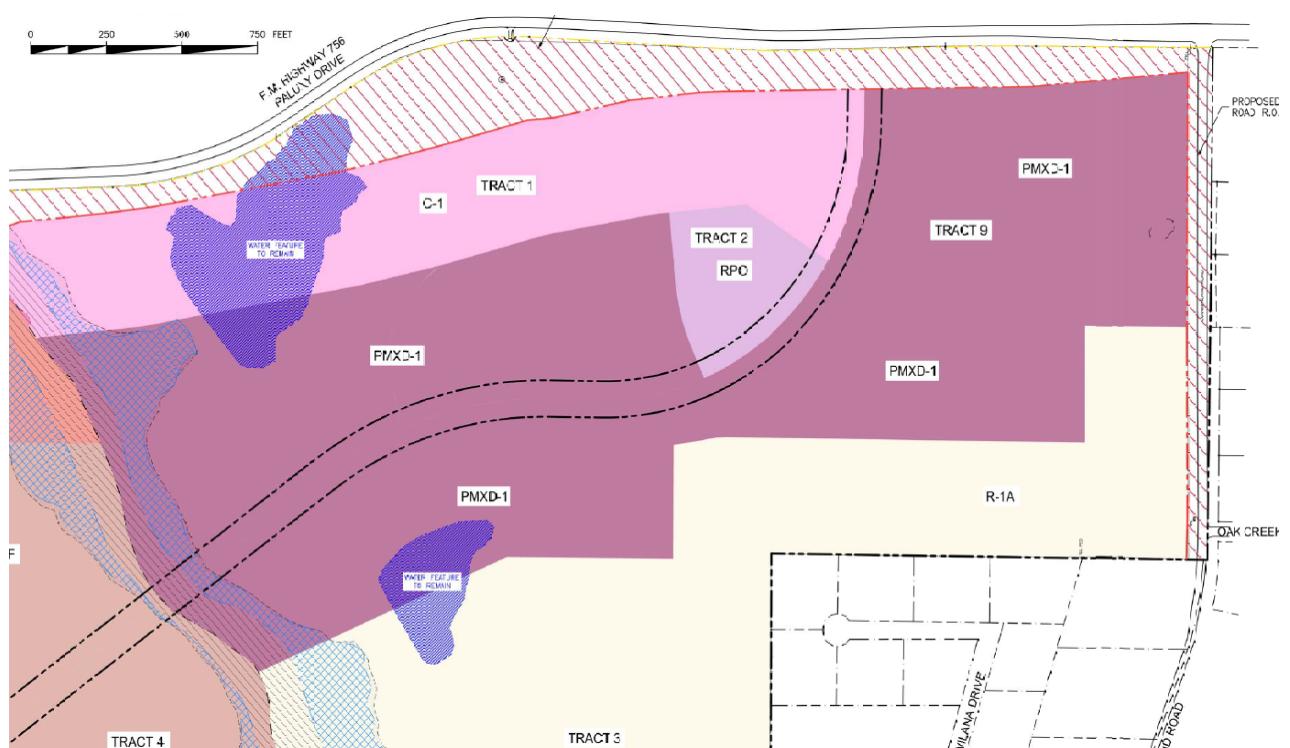
Maximum Height – 3 story / 45'

Minimum Lot Frontage – 25'

Parking and Landscaping to meet

City of Tyler UDC standards

Signage to be consistent with C-1 regulations



Tract 8 - PMF Planned Multi-family

Uses –

- All uses allowed by PMF
- Senior/assisted living facility

Setbacks – 15' from exterior zoning district boundary

Minimum 10' between attached / detached single family structures

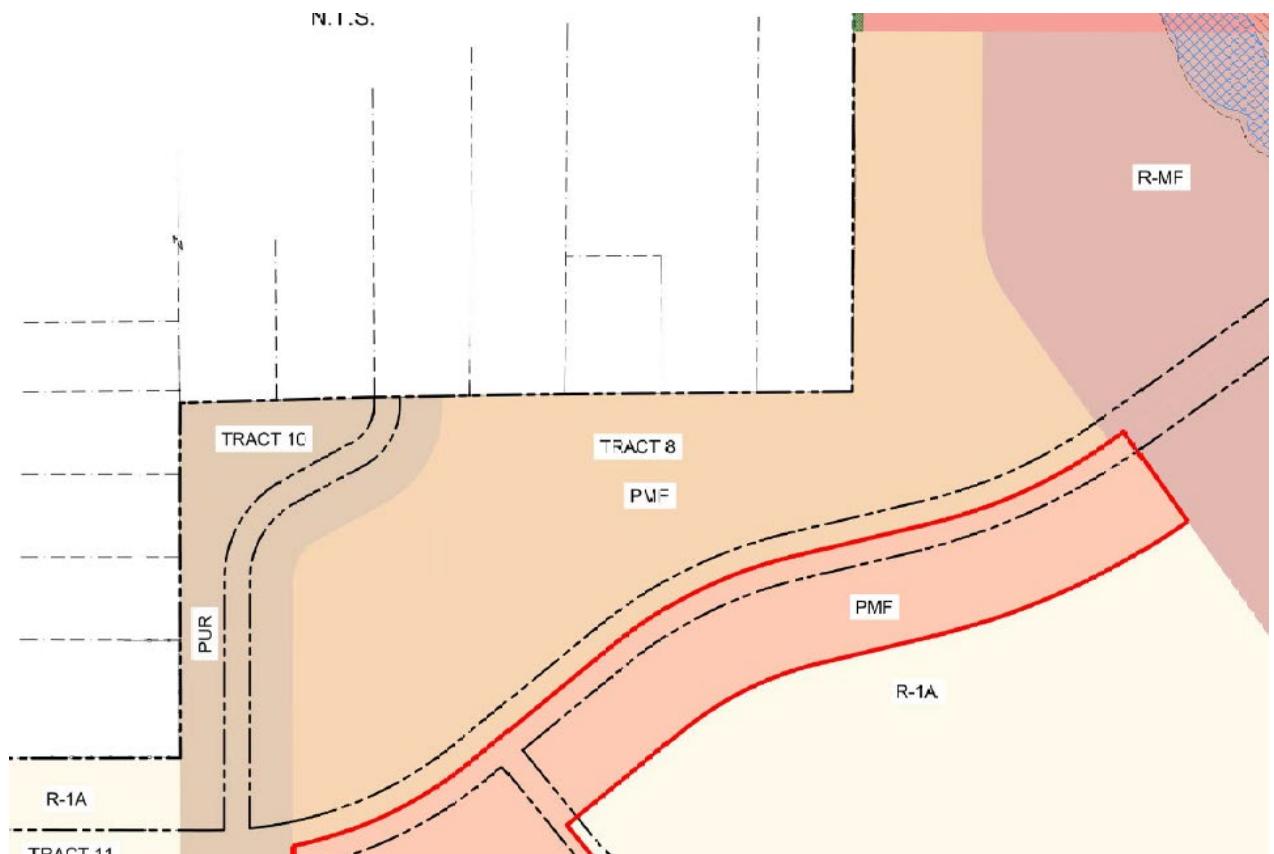
Minimum 15' between multi-family structures

Maximum Height – 3 story / 45'

Density – 24 units per acre max

Maximum Lot Coverage – 60%

Parking, Landscaping and Signage per City of Tyler UDC



Tract 7 - PMF Planned Multi-family

Uses –

- Detached Single-Family Residences and Attached Single-Family Residences/Townhouses (as defined in UDC) on a single lot.
- Senior/assisted living facility

Setbacks – 15' from exterior zoning district boundary

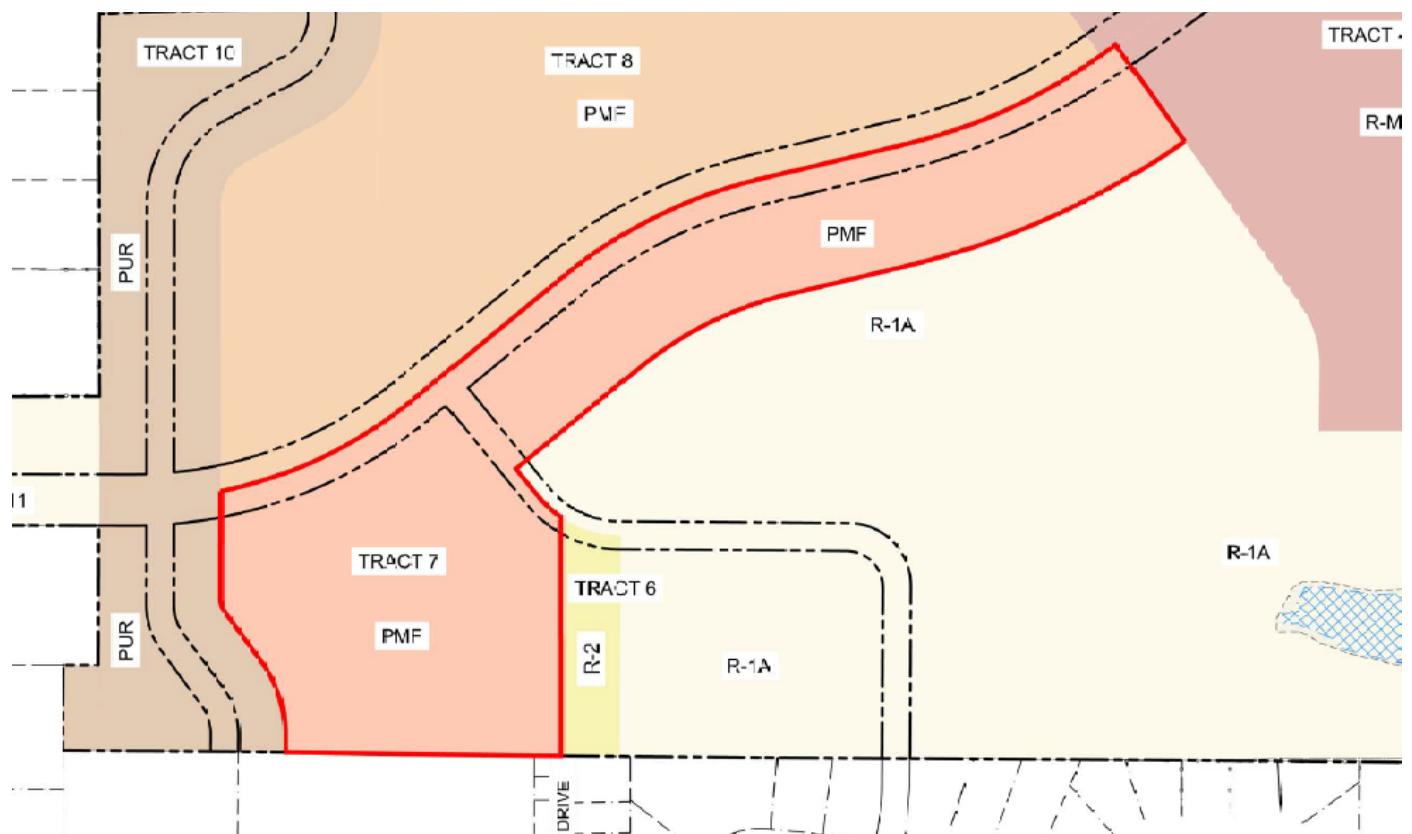
Minimum 10' between structures

Maximum Height – 3 story / 45'

Density – 10 units per acre max

Maximum Lot Coverage – 60%

Parking, Landscaping and Signage per City of Tyler UDC



Tracts 10 - PUR Planned Unit Residential

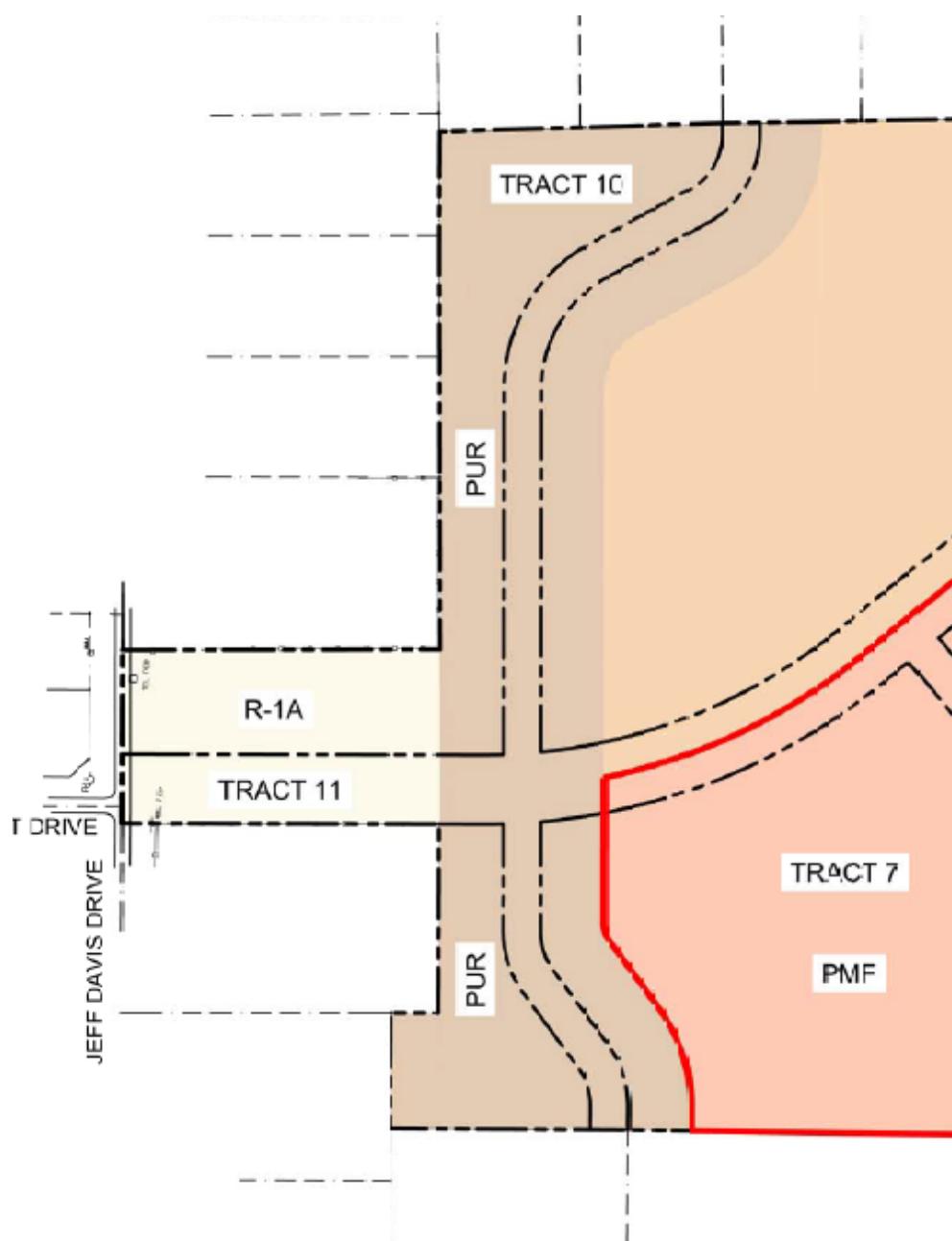
Uses – All other “R-1B” standards apply

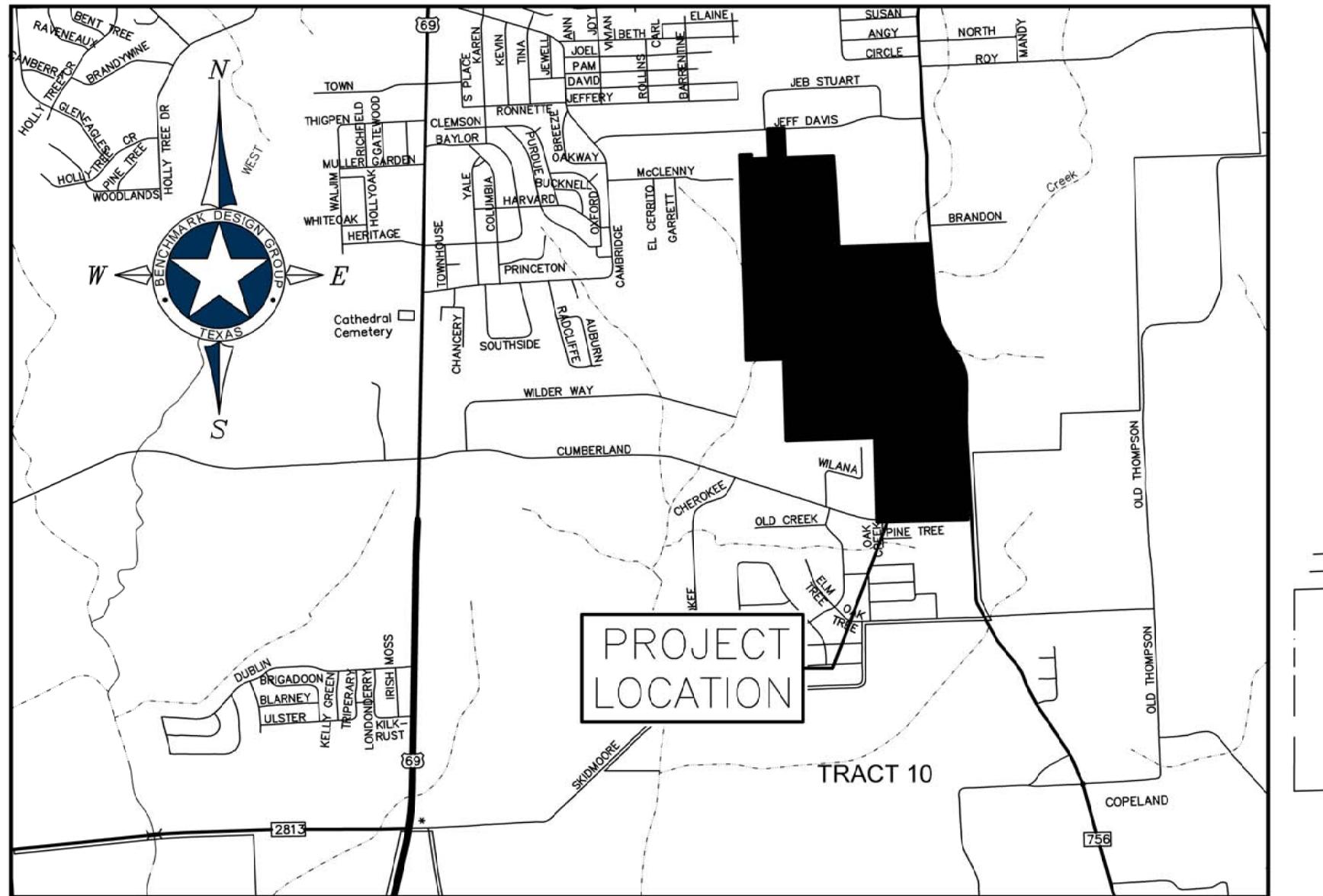
Setbacks – Front – 20'

Sides – 6'

Rear – 15'

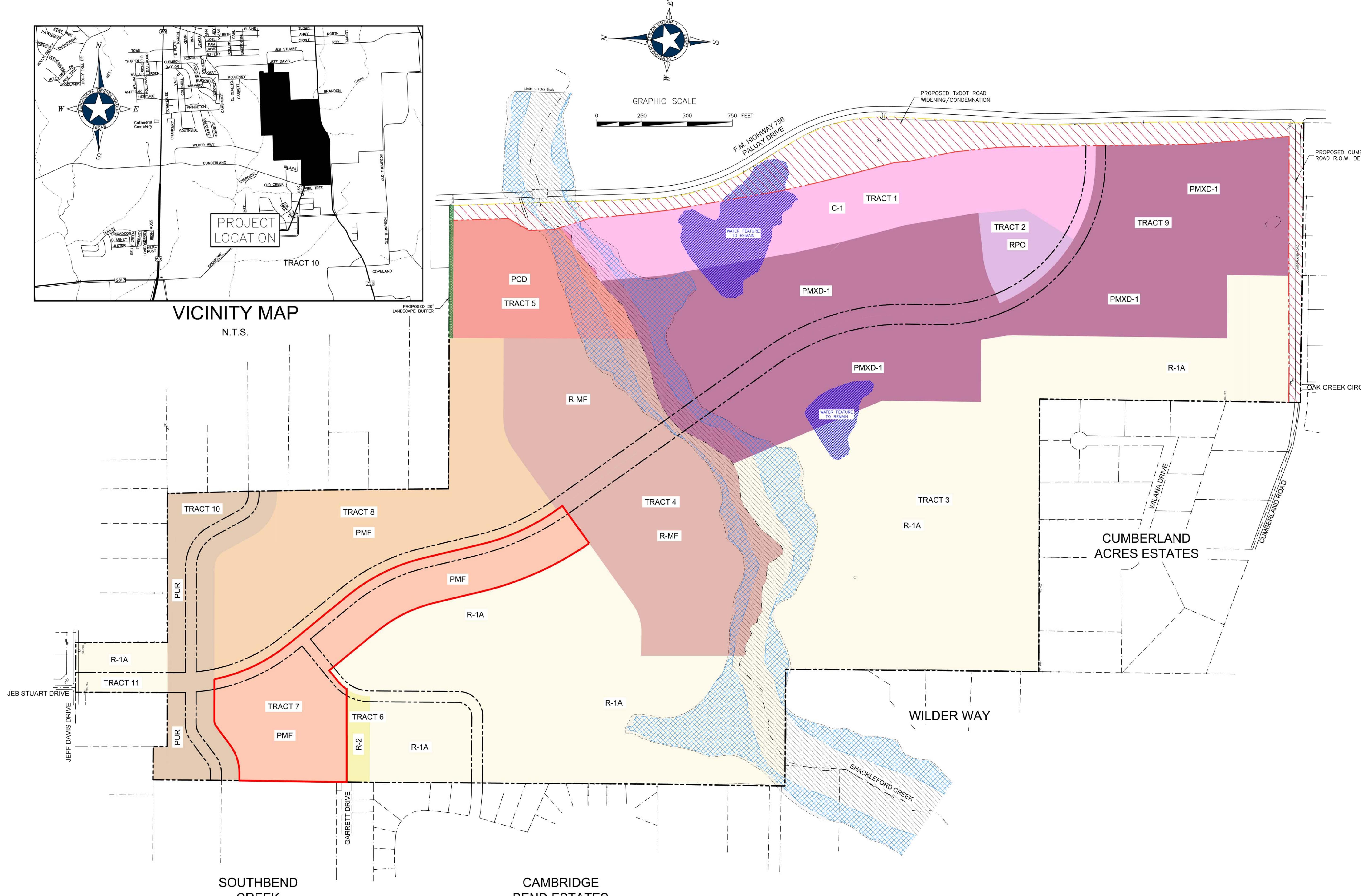
Side Corner- 12'





VICINITY MAP

N.T.S.



MANZIEL TRACT MASTER PLANNING
8751 PALUXY DRIVE TYLER, TEXAS

 BENCHMARK
DESIGN GROUP

DRAWN BY:

CHECKED BY:

DATE: MARCH 2023

JOB NO: 20

SHEET

1

1
Benchmark Design Group, LLC