

PD26-001

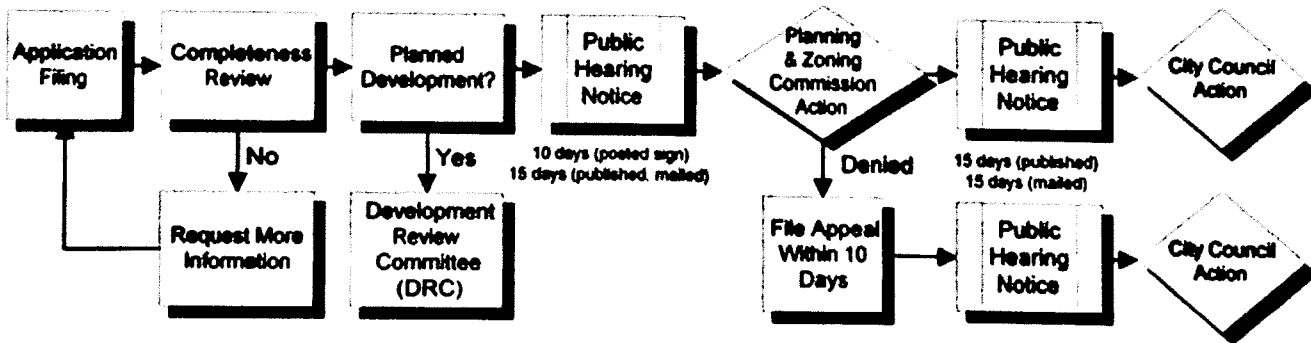
Print Form

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

PLANNED DEVELOPMENT APPLICATION

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.

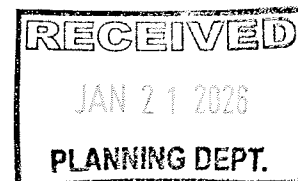


OFFICE USE ONLY

Zoning Application
Receipt No.: _____ Amount: _____

Sign Deposit
Receipt No.: _____ Amount: _____

Signed By: _____



APPLICATION

A. Requesting: (One Check per Application)

- Site Plan
- Site Plan Amendment

B. Description & Location of Property:

1. Lot, Block and Addition (required): 12D, ABST A0616, V LOUPEY
2. Property Address of Location (required): 2636 ROY ROAD, TYLER, TX-75707

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>AG</u>	CLASSIFICATION <u>PUR</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>6.0</u>	AREA (ACREAGE) <u>6.0</u>
	DWELLING UNITS/ACRE (if applicable) _____

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

The applicant is requesting a rezoning from Agricultural (AG) to Planned Unit Residential (PUR) to allow for a coordinated, well-planned development that is compatible with surrounding land uses. The Planned Development zoning will provide flexibility in site design, building layout, circulation, and infrastructure while ensuring compliance with city standards and promoting orderly growth consistent with the City's Comprehensive Plan. This rezoning will support efficient land use, improved site planning, and long-term community benefit

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) ASHAB ALAM & BIRAJ BHANDARI 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).

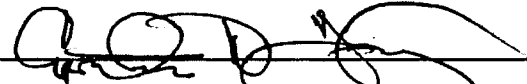
(Please print all but signature)

Owner(s) Name: CYNDI BARNES Owner(s) Name: _____

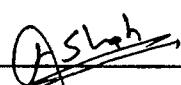
Address: 7151 Holly Square Ct Address: _____

City, State, Zip: Tyler, TX 75703 City, State, Zip: _____

Phone: 903-574-0262 Phone: _____

Signature:  Signature: _____

Email: realtorlabat@gmail.com Email: _____

Authorized Agent's Name: Ashab Alam Signature: 

Address: 7151 Holly Square Ct. City, State, Zip: 3023 Guinn Farms Rd., Tyler, TX 75707

Phone: 903-574-0262 Email: abuilddesigngroup@gmail.com
903-521-7493 (Primary)

SUPPORTING INFORMATION

- A. PROVIDE A SITE PLAN
- B. COMPLETED AND SIGNED CHECKLIST

Chapter 10 Article VIII (Development Approval Procedures) Section 10-652
Site Development Plan Check List

Project Name: 2636 ROY ROAD DEVELOPMENT

Location: 2636 ROY ROAD, TYLER, TX 75707

- Name and address of applicant and/or owner of the property
- Name and address of person preparing the Site Development Plan
- North point, scale, and location map.
- Current zoning and proposed zoning.
- Proposed use.
- Legal description of the property (lot and block numbers if designated in plat book; metes and bounds description if any portion of the property does not have assigned lot and block numbers).
- Property dimensions of the site and lot area.
- Existing streets located within or adjacent to the subject property
- The proposed size, elevations, location and arrangement of buildings, landscaping, screening and parking areas.
- The proposed arrangement of, and number of, streets, parking spaces, entrance and exit driveways, and their relationship to existing streets, alleys and other public property.
- Adjacent properties, including the location and type of buildings and structures thereon.
- Any required and proposed screening walls, fences, retaining walls, headlight screens, dumpster screens or living screens. Include height and type of construction.
- Indicate all landscaped areas.
- The existing topography with contour intervals no greater than five feet (5') unless waived by the Planning and Zoning Director.
- If development is to occur in phases, the phases which will be followed in the construction of the planned development shall be indicated on the Site Development Plan.
- Additional requirements as to building setbacks, height and area limitations, landscaping, lighting, screening, accessways, driveways, signs or other advertising devices, and other like requirements may be imposed by the Planning and Zoning Commission for the protection of adjoining and surrounding properties.
- Provide and complete the following charts:

Site Information	
Property Owner	Cyndi Barnes
Property Address	2636 Roy Rd, Tyler, TX 75707
Zoning (Existing)	AG
Zoning (Proposed)	PUR
Developer or Architect	ABUILD Design Group
Acreage of Project	6 acre
Density of Project	4 houses/acre

Plan Information	
Parking:	2 parking / unit
Landscaping:	standard
Screening:	standard
Signage:	standard

Applicant: Ashab Alamm

Date: 01/21/2026

*For all requests that require site plan submittals, Requestor must complete and sign the site plan checklist.