

APPLICATION

A. Requesting: (One Check per Application)

- ☒ Site Plan
☐ Site Plan Amendment

B. Description & Location of Property:

1. Lot, Block and Addition (required): 1262 SEE TR 2 CB, Block 1262, Lot 3 _____
2. Property Address of Location (required): 15.507 acres off Garden Valley, Tyler _____

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION _____	CLASSIFICATION PUR _____
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) 15.507 _____	AREA (ACREAGE) 15.507 _____
	DWELLING UNITS/ACRE (if applicable) 1 _____

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

The purpose of this application is to secure approval for construction of approximately 4,050 community center/club house which will service Garden Valley Estates, 112-townhome addition. The club house will have indoor swimming pool, Jacuzzi, and dry sauna, leasing office, and meeting area including kitchen for community events.

In addition, it is contemplated previously platted lots which are presently located on GVE north may have to be moved to the subject 15 acres in order to maintain the 112 units total.

All town-homes will follow the same design of approximately 1,440 square feet living area plus large two car garage. All units will be single story as will be the club house.

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) Charles Utz (See attached sign authorization) 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: _____

Owner(s) Name: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Phone: _____

Phone: _____

Signature: _____

Signature: _____

Email: _____

Email: _____

Authorized Agent's Name: _____

Signature: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

SUPPORTING INFORMATION

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

AUTHORIZATION OF AGENT

- A. I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize *(please print name)* Jack Wasson 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: Charles Utz, et. al.

Address: 1802 Vintage Drive

City, State, Zip: Leander, TX

Phone: 512-965-5248

Signature:

Email: Clutz@utzenvironmentalservices.com

Owner(s) Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Signature: _____

Email: _____

Authorized Agent's Name: Jack Wasson

Address: 1265 Roma Drive Frisco TX 75036

Phone: 214-945-0020

Signature: _____

City, State, Zip: _____

Email: _____

SUPPORTING INFORMATION

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

Chapter 10 Article VIII (Development Approval Procedures) Section 10-652

Site Development Plan Check List

Project Name: Garden Valley Estates Community Center/Club House

Location: off Garden Valley and Wasson Ave.

Name and address of applicant and/or owner of the property

☐

Charles Utz by Jack Wasson

Name and address of person preparing the Site Development Plan

☐

Jack Wasson, 1265 Roma Drive Frisco, TX 75036

☐

North point, scale, and location map. (See attached survey)

☐

Current zoning and proposed zoning. (Current Zoning unknown, Proposed PUR)

☐

Proposed use. (Proposed Community center plus additional townhomes)

☐

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).

1262 SEE TR 2 CB Block 1262, Lot 3. Also see survey attached

☐

Property dimensions of the site and lot area. (See Attached Survey)

☐

Existing streets located within or adjacent to the subject property. (Property is undeveloped)

☐

The proposed size, elevations, location and arrangement of buildings, landscaping, screening and parking areas. D(see attached site plan)

☐

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. (see attached site plan.)

☐

Adjacent properties, including the location and type of buildings and structures thereon. (site plan attached)

☐

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. (Topo attached)

☐

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. (no phases)

☐

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. (Included in description)

☐

Provide and complete the following charts:

<u>Site Information</u>
Property Owner
Property Address
Zoning (Existing)
Zoning (Proposed)
Developer or Architect
Acreage of Project
Density of Project

<u>Plan Information</u>
Parking:
Landscaping:
Screening:
Signage:

Applicant: Jack Wasson

Date: May 25 2020

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

Property Detail

Account Number: **150000126200003000**

Tax Year: **2020** Change Year:

2020 ▼

[Tax
History](#)

[Print
This
Page](#)

Ownership Information		Preliminary Values	
YEAR	2020	IMPROVEMENT VALUE	(+)
PIN NUMBER	R074389	LAND VALUE	(+)
ACCOUNT NUMBER	1-50000-1262-00-003000	MARKET VALUE	(=) \$0
OWNER	UTZ ELVYN ERVIN		
IN CARE OF			
ADDRESS	2721 GARDEN VALLEY RD		
CITY	TYLER		
STATE	TX		
ZIP	75702-3856		
Jurisdictions		Estimated Tax Information*	
COUNTY	SMITH COUNTY	TOTAL TAX	N/A
CITY	CITY OF TYLER		
ISD	TYLER ISD		
COLLEGE	TYLER JR. COLLEGE		
		* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are Estimates prepared by Smith County Appraisal District.	
Legal Information			
LOCATION	1262 SEE TR 2 CB		
MAP NUMBER	C168		
MAP GRID	H-16.4A		
SUBDIVISION	CITY OF TYLER		
SECTION			
BLOCK/LOT/TRACT	BLOCK 1262 LOT 3		
ACRES	15.509		
Deed Information		Exemptions	
RECORDING DATE	1/1/1900	HOMESTEAD APPLICATION FORM	
INSTRUMENT		AGRICULTURE(1D1) EXEMPTION	<input checked="" type="checkbox"/>
VOLUME NUMBER			
PAGE NUMBER			
Dwelling Information			