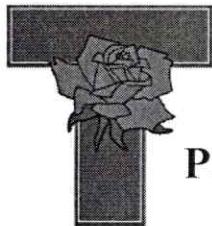


CITY OF TYLER



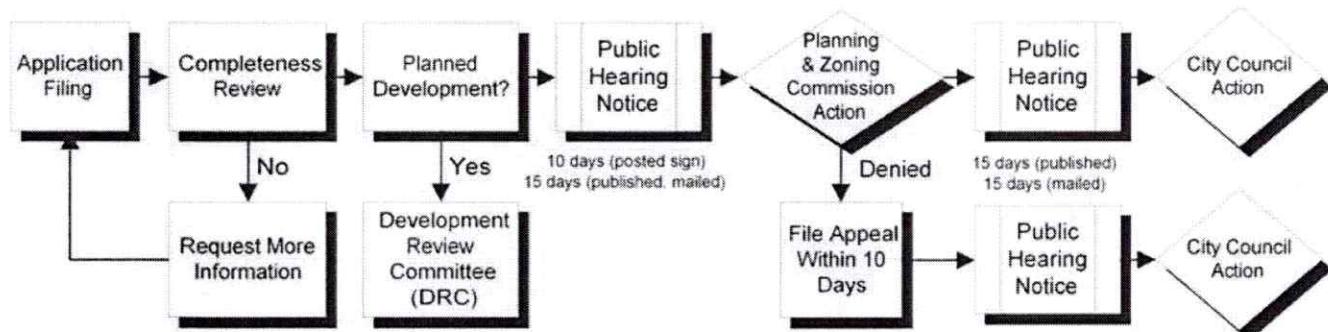
PLANNED DEVELOPMENT APPLICATION

PROCESS

[Print Form](#)

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

- 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): Pt of Tracts 10, 11A, A0562 M LONG Survey

2. Property Address of Location (required): 8000 Block Hollytree Drive

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION R-1A	CLASSIFICATION PUR
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) 24.38	AREA (ACREAGE) 24.38
DWELLING UNITS/ACRE (if applicable) 1.25	

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

Change From R-1A to PUR to allow for a 28 Lot private street, gated development. Development will utilize all R-1A development standards for setbacks, height, density, etc.

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) Mark Priestner, Planning Concepts 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: GENECOV WEST MUD CREEK LLC

Owner(s) Name: _____

Address: 1350 DOMINION PLAZA

Address: _____

City, State, Zip: TYLER, TX 75703

City, State, Zip: _____

Phone: 865-924-6921

Phone: _____

Signature: W. J. R. B. M. P.

Signature: _____

Email: tbrewer@genecon.com

Email: _____

Authorized Agent's Name: Mark Priestner

Signature: M. P.

Address: 3815 Old Bullard Rd

City, State, Zip: Tyler, TX 75701

Phone: 903-312-7075

Email: mpriestner@urban-planners.com

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: Sentinel Park
Location: Legacy Bend

- 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:

<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: Wm R. H. Manager Date: 4-26-21

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

I, Kevin L. Kilgore, Registered Professional Land Surveyor
No. 4687, Do HEREBY Certify That The Plat Shown Hereon Was
Prepared From An Actual Survey Made Under MY Direction And
Supervision On The Ground During The Month Of July, 2020.

Given Under My Hand And Seal This 29th Day Of March, 2021.

[Signature]
KEVIN L. KILGORE, R.P.L.S. NO. 4687

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That We, Genecov West Mud Creek, LLC, do hereby adopt this plat designating the hereinabove described property as SENTINEL PARK AT LEGACY BEND, an addition to the City of Tyler, Texas, and do accept this plat as its plan for the subdividing into lots and blocks and do dedicate to the public forever the easements as shown.

This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the day of , 2021.

BY:
William R. Brewer

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS, THIS DAY OF , 2021.

NOTARY PUBLIC

APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS
ON THIS DAY OF , 2021.

CHAIRMAN

ATTEST:

DATE

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID
NORTH CENTRAL ZONE, NAD 83 (FEET) BASED ON THE 1993 ADJUSTMENT OF
THE NAD 83 SYSTEM. THE REFERENCE MONUMENT IS STATION FAA TYRA.

"NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS
IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO
FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

○ Denotes 1/2" Iron Rod Found With Cap Stamped "KLK #4687".

● Denotes 1/2" Iron Rod Set With Cap Stamped "KLK #4687".

RECORDED IN CABINET _____, SLIDE _____ OF THE PLAT RECORDS

OF SMITH COUNTY, TEXAS. DATE _____

RECEIVED
THIS 29TH DAY OF MARCH, 2021
FOR SURVEYING
AND PLANNING
BY THE
CITY OF TYLER
RECEIVED
THIS 29TH DAY OF MARCH, 2021
FOR SURVEYING
AND PLANNING
BY THE
CITY OF TYLER

REVISIONS

NO. DATE

REMARKS

Final Plat
Showing
Sentinel Park At Legacy Bend
28 Lots - 24.38 Acres
Tyler, Smith County, Texas

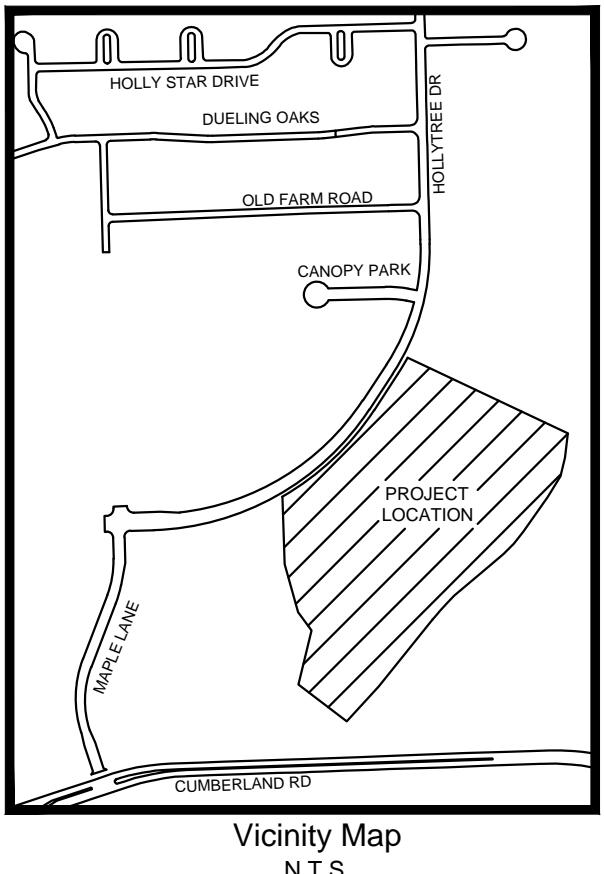
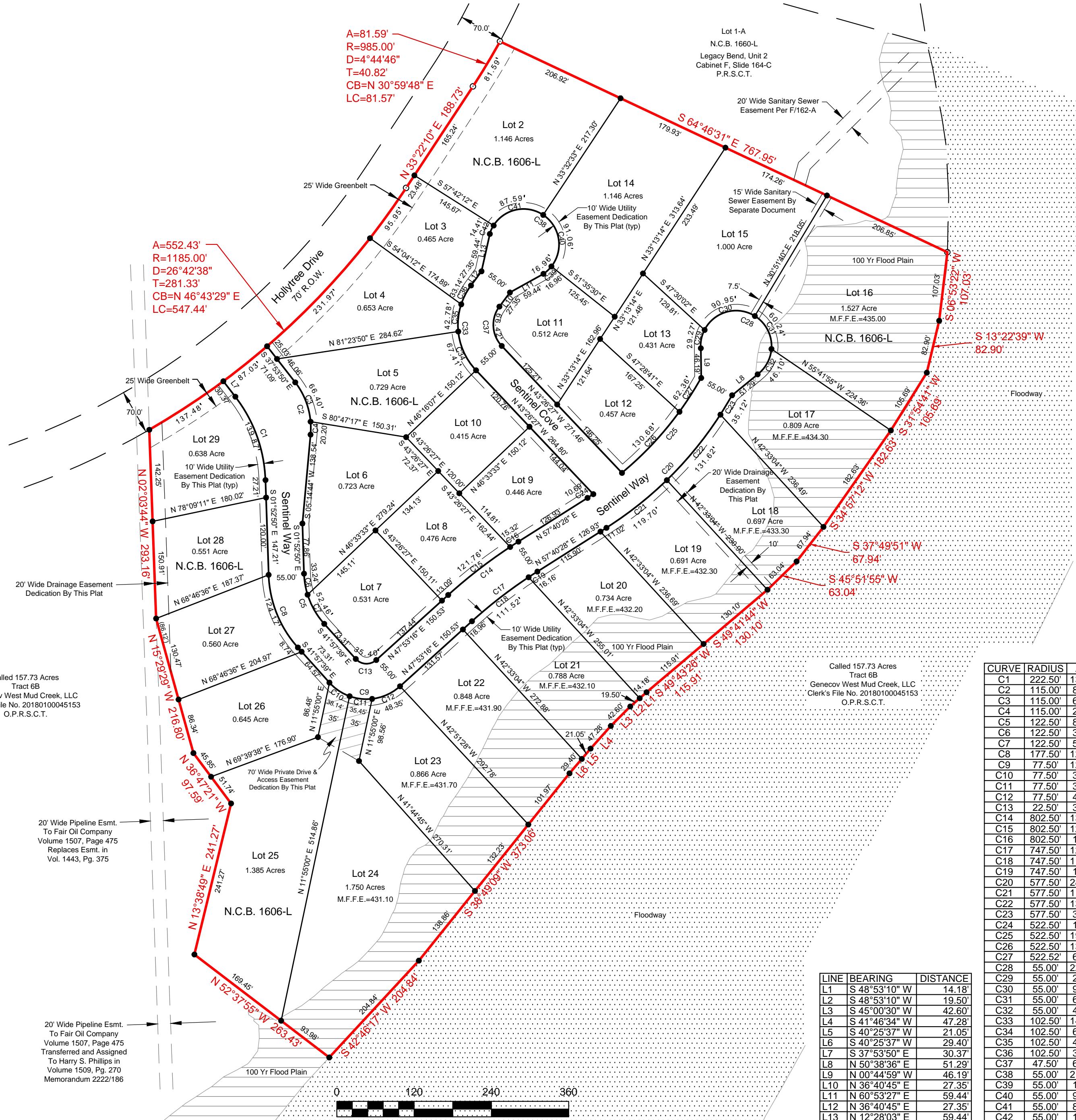
KL Kilgore
&
Company, Inc.
www.klkilgore.com

6712 Paluxy Drive
Tyler, Texas 75703
○
(903)581-7800
Fax (903)581-3756
TBPLS FIRM NO. 10044500

○ SURVEYING
○ PLANNING
○ MAPPING
TBPLS FIRM NO. 10044500

klk

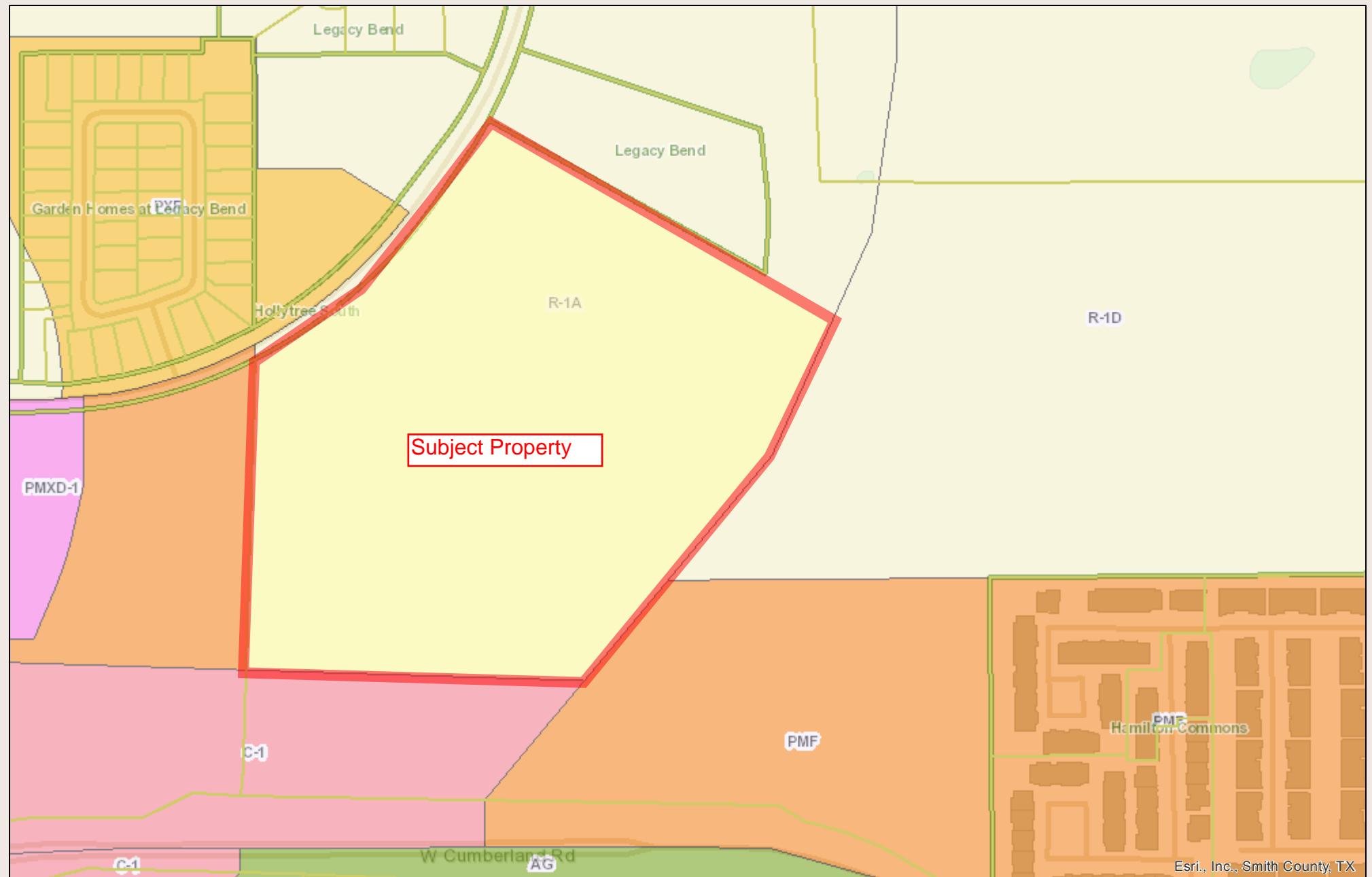
DESIGNED BY: M.P.
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: March 29, 2021
SCALE: 1" = 120'



CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA	TANGENT
C1	222.50'	139.87'	137.57'	N 19°53'20" W	36°01'00"	72.33'
C2	115.00'	86.59'	84.55'	N 16°19'33" W	43°08'34"	45.47'
C3	115.00'	66.40'	65.48'	N 21°12'26" W	33°04'49"	34.15'
C4	115.00'	20.20'	20.17'	N 00°12'52" E	10°03'45"	10.12'
C5	122.50'	85.69'	83.96'	S 21°55'15" E	40°04'49"	44.68'
C6	122.50'	33.24'	33.14'	S 09°39'13" E	15°32'45"	16.72'
C7	122.50'	52.46'	52.06'	S 29°41'37" E	24°32'04"	26.64'
C8	177.50'	124.17'	121.65'	S 21°55'15" E	40°04'49"	44.75'
C9	77.50'	121.94'	109.75'	S 87°02'12" E	90°09'05"	77.71'
C10	77.50'	38.14'	37.76'	S 56°03'32" E	28°11'46"	19.46'
C11	77.50'	35.45'	35.14'	S 83°15'42" E	26°12'34"	18.04'
C12	77.50'	48.35'	47.57'	N 65°45'38" E	35°44'45"	24.99'
C13	22.50'	35.40'	31.88'	S 87°02'12" E	90°09'05"	22.56'
C14	802.50'	137.08'	136.91'	S 52°46'52" W	9°47'12"	68.71'
C15	802.50'	121.76'	121.64'	S 52°14'03" W	8°41'36"	61.00'
C16	802.50'	15.32'	15.32'	S 57°07'40" W	1°05'37"	7.66'
C17	747.50'	127.68'	127.53'	S 52°46'52" W	9°47'12"	64.00'
C18	747.50'	111.52'	111.41'	S 52°09'42" W	8°32'52"	55.86'
C19	747.50'	16.16'	16.16'	S 57°03'18" W	1°14'20"	8.08'
C20	577.50'	286.44'	283.52'	N 43°27'54" E	28°25'09"	146.23'
C21	577.50'	119.70'	119.49'	N 51°44'11" E	11°52'33"	60.07'
C22	577.50'	131.62'	131.34'	N 39°16'09" E	13°03'31"	66.10'
C23	577.50'	35.12'	35.12'	N 30°59'52" E	3°29'04"	17.57'
C24	522.50'	10.69'	10.69'	N 57°05'17" E	1°10'21"	5.35'
C25	522.50'	193.04'	191.95'	N 39°50'23" E	21°10'06"	97.63'
C26	522.50'	130.68'	130.34'	N 43°15'31" E	14°19'49"	65.68'
C27	522.50'	62.36'	62.32'	N 32°40'28" E	6°50'17"	31.22'
C28	55.00'	226.56'	97.12'	N 65°19'28" W	236°01'13"	103.40'
C29	55.00'	29.27'	28.93'	N 11°54'41" W	30°29'30"	14.99'
C30	55.00'	90.95'	80.94'	S 74°31'48" W	94°44'45"	59.76'
C31	55.00'	60.24'	57.27'	N 26°43'12" W	62°45'15"	33.54'
C32	55.00'	46.10'	44.77'	N 28°40'17" E	48°01'43"	24.50'
C33	102.50'	143.33'	131.94'	S 03°22'51" E	80°71'11"	86.19'
C34	102.50'	67.41'	66.20'	S 24°36'00" E	37°40'52"	34.97'
C35	102.50'	42.78'	42.47'	S 06°11'51" W	23°54'50"	21.71'
C36	102.50'	33.14'	33.00'	S 27°25'00" W	18°31'29"	16.72'
C37	47.50'	66.42'	61.14'	S 03°22'51" E	80°71'11"	39.94'
C38	55.00'	210.03'	103.76'	N 53°19'15" W	218°47'33"	156.21'
C39	55.00'	16.89'	16.89'	N 47°14'31" E	17°40'01"	8.55'
C40	55.00'	91.06'	81.01'	N 09°01'28" W	94°51'57"	59.88'
C41	55.00'	87.59'	78.62'	S 77°55'11" W	91°14'45"	56.21'
C42	55.00'	14.41'	14.37'	S 24°47'24" W	15°00'50"	7.25'

201614 FP Sentinel Park.dwg

1 OF 1	SHEET NO.	CONTRACT NO. 201614	REVISIONS	NO. DATE



4/26/2021, 2:32:09 PM

Web AppBuilder for ArcGIS

- Tax Parcels
- Subdivisions

Web AppBuilder for ArcGIS

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<http://www.smithcountymapsite.org>

0 0.045 0.09 0.18 mi