

# CITY OF TYLER



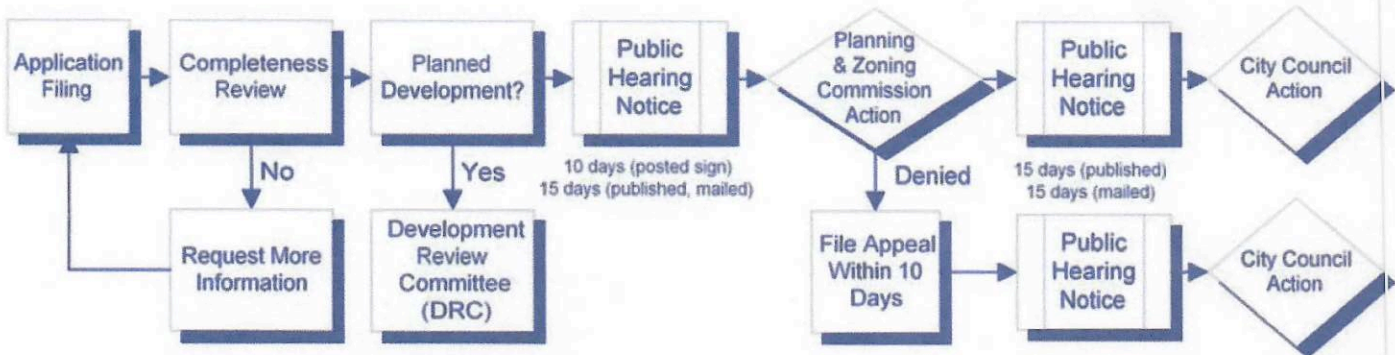
## PLANNED DEVELOPMENT APPLICATION

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

APPLICATION

A. Requesting: (One Check per Application)

- ☒ Site Plan
- ☐ Site Plan Amendment

B. Description & Location of Property:

- 1. Lot, Block and Addition (required): Lots 11L, 11K & 11O Block 1660-A
- 2. Property Address of Location (required): 6951 Arbor Ridge

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>C-1</u>	CLASSIFICATION <u>PMXD-1</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>1.5</u>	AREA (ACREAGE) <u>1.5</u>
	DWELLING UNITS/ACRE (if applicable) <del>24</del> <u>30</u>

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

allow for Urban Style Multi-family with mixed use on first floor.

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 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: TREK INTERESTS LLC

Address: 6725 SPEEDWAY COURT

City, State, Zip: Tyler, Texas 75703

Phone: 903-262-0606

Signature: 

Email: jp@oakpropertytx.com

Authorized Agent's Name: Mark Priestner

Address: 1121 ESE Loop 323


Phone: 903-312-7075

Owner(s) Name: searcd properties, LLC

Address: ~~2931 Elkton Tr~~ 115 W. 7th St. Ste. 1225

City, State, Zip: ~~Tyler, TX 75703~~ Ft. Worth, TX 76102

Phone: ~~903-939-9849~~ 903 363 8944

Signature: 

Email: ~~sherrie@thecatongroup.com~~ jmills@freemillmills.com

Signature: \_\_\_\_\_

City, State, Zip: Tyler, TX 75701

Email: mpriestner@halff.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: Copper Ridge II  
Location: 6951 Arbor Ridge Dr. Tyler, TX 75703

- ☐ 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
Property Address
Zoning (Existing)
Zoning (Proposed)
Developer or Architect
Acreage of Project
Density of Project

Plan Information
Parking:
Landscaping:
Screening:
Signage:

Applicant: [Signature] Date: 4.30.22

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



Property Detail

Account Number: 150000166001011120  
Tax Year: 2021    Change Year: 2021

[Tax History](#)    [Print This Page](#)

Ownership Information		Certified Values	
YEAR	2021	IMPROVEMENT VALUE	(+) \$0
PIN NUMBER	R152372	LAND VALUE	(+) \$213,008
ACCOUNT NUMBER	1-50000-1660-01-011120	MARKET VALUE	(=) \$213,008
OWNER	TREK INTERESTS LLC		
IN CARE OF			
ADDRESS	6725 SPEEDWAY COURT		
CITY	TYLER		
STATE	TX		
ZIP	75703-		
Jurisdictions		Estimated Tax Information*	
COUNTY	SMITH COUNTY	COUNTY	\$713.58
CITY	CITY OF TYLER	CITY	\$574.91
ISD	TYLER ISD	ISD	\$2,745.89
COLLEGE	TYLER JR. COLLEGE	COLLEGE	\$425.86
		TOTAL TAX	\$4,460.24
		* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are only Estimates prepared by Smith County Appraisal District.	
Legal Information			
LOCATION	6951 ARBOR RIDGE DR		
MAP NUMBER	13830		
MAP GRID	H-20.3B		
ABSTRACT	OAK HILL		
SUBDIVISION	OAK HILL		
SECTION	004		
BLOCK/LOT/TRACT	BLOCK 1660-A LOT 11L U-4		
ACRES	0.815		
Deed Information		Exemptions	
RECORDING DATE	10/8/2010		
INSTRUMENT	RP 47467		
VOLUME NUMBER	E		
PAGE NUMBER	174-B		
Dwelling Information			

Property Detail

Account Number: **150000166001011110**  
Tax Year: **2021**    Change Year: **2021** 

[Tax History](#)

[Print This Page](#)

Ownership Information		Certified Values	
YEAR	2021	IMPROVEMENT VALUE	(+) \$0
PIN NUMBER	R152371	LAND VALUE	(+) <u>\$209,200</u>
ACCOUNT NUMBER	1-50000-1660-01-011110	MARKET VALUE	(=) <b>\$209,200</b>
OWNER	SEARCO PROPERTIES LLC		
IN CARE OF			
ADDRESS	115 W 7TH ST STE 1225		
CITY	FORTH WORTH		
STATE	TX		
ZIP	76102-0000		
Jurisdictions		Estimated Tax Information*	
COUNTY	SMITH COUNTY	COUNTY	\$700.82
CITY	CITY OF TYLER	CITY	\$564.63
ISD	TYLER ISD	ISD	\$2,696.80
COLLEGE	TYLER JR. COLLEGE	COLLEGE	\$418.25
		<b>TOTAL TAX</b>	<b>\$4,380.50</b>
		* For Actual Tax Levy contact Gary Barber Tax Assessor/Collector at (903) 590-2920. Tax amounts shown are only Estimates prepared by Smith County Appraisal District.	
Legal Information			
LOCATION	6865 OAK HILL BLVD		
MAP NUMBER	13830		
MAP GRID	H-20.3B		
ABSTRACT	OAK HILL		
SUBDIVISION	OAK HILL		
SECTION	U-4		
BLOCK/LOT/TRACT	BLOCK 1660-A LOT 11K U-4		
ACRES	0.480		
Deed Information		Exemptions	
RECORDING DATE	12/28/2012		
INSTRUMENT	WD 58711		
VOLUME NUMBER			
PAGE NUMBER			
Dwelling Information			