

**CITY
OF
TYLER**

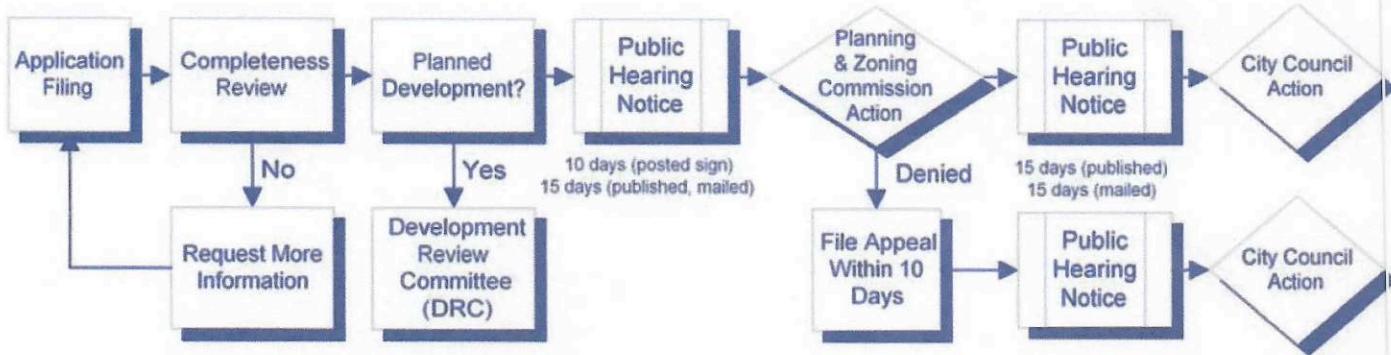


**PLANNED DEVELOPMENT
APPLICATION**

**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 C-1	CLASSIFICATION PMXD-1
OVERLAY (IF APPLICABLE)	OVERLAY (IF APPLICABLE)
AREA (ACREAGE) 1.5	AREA (ACREAGE) 1.5
DWELLING UNITS/ACRE (if applicable) 24 30	

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).

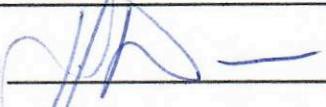
(Please print all but signature)

Owner(s) Name: TREK INTERESTS LLC

Address: 6725 SPEEDWAY COURT

City, State, Zip: Tyler, Texas 75703

Phone: 903-262-0606

Signature: 

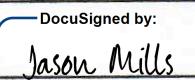
Email: jp@oakpropertiestx.com

Owner(s) Name: ScarcO 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: 
 DocuSigned by:
 5458AF61289742A...

Email: sherri@thecatongroup.com jmills@freemannmills.com

Authorized Agent's Name: Mark Priestner

Signature: _____

Address: 1121 ESE Loop 323

City, State, Zip: Tyler, TX 75701

Phone: 903-312-7075

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:

<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: 

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	(+) <u>\$213,008</u>		
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	(+)	\$209,200
ACCOUNT NUMBER	1-50000-1660-01-011110	MARKET VALUE	(=)	\$209,200
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	
		TOTAL TAX	\$4,380.50	
* 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				