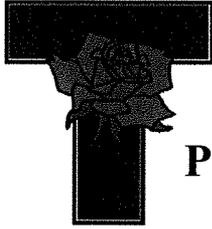


CITY OF TYLER



PLANNED DEVELOPMENT APPLICATION

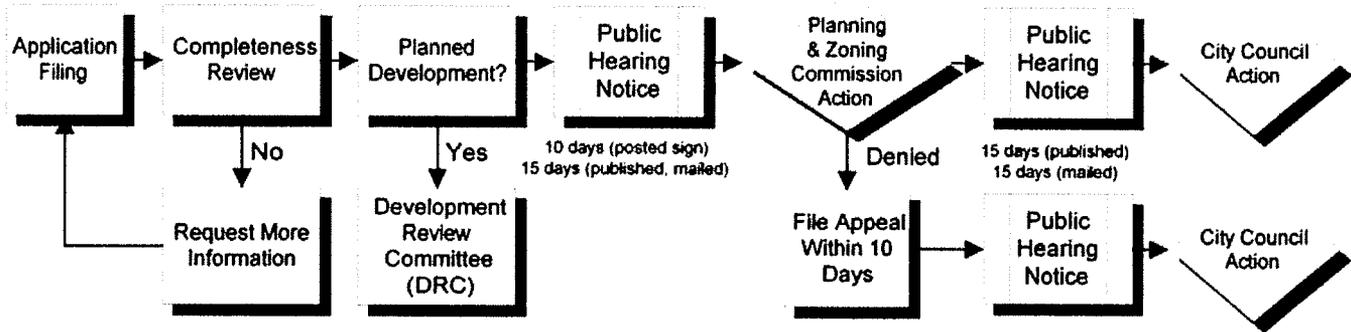
PD211-005

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: _____

APPLICATION

A. Requesting: (One Check per Application)

- Site Plan
- Site Plan Amendment

B. Description & Location of Property:

1. Lot, Block and Addition (required): Lot 8B, Block 669L and Lot 8C Block 669L
2. Property Address of Location (required): 1533 Massey Dr and 1514 Harmony St.

PRESENT ZONING	PROPOSED ZONING
CLASSIFICATION <u>R-1B</u>	CLASSIFICATION <u>R-MF P-MF</u>
OVERLAY (IF APPLICABLE) _____	OVERLAY (IF APPLICABLE) _____
AREA (ACREAGE) <u>.957</u>	AREA (ACREAGE) <u>.957</u>
	DWELLING UNITS/ACRE (if applicable) _____

ZC

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

We are looking to build seven townhome style dwellings on the above referenced property. The .957 acres is currently zoned for single family. We are requesting a rezone of the dwelling to multi-family.

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) Scott McFarland 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: Gayland Daniel
Address: 624 Augusta Ave
City, State, Zip: Tyler, TX 75701
Phone: 903-521-3284
Signature: [Signature]
Email: gayland.daniel@sbcglobal.net

Owner(s) Name: Tondrea Scouten-Williams
Address: 624 Augusta Ave
City, State, Zip: Tyler, Tx 75701
Phone: 214-334-1243
Signature: [Signature]
Email: tondreewilliams@aol.com

Authorized Agent's Name: Scott McFarland
Address: 16735 Greesham Cir #210
Phone: 903-521-2227

Signature: [Signature]
City, State, Zip: Flint, Tx 75762
Email: scottmac.lindale@protonmail.com

SUPPORTING INFORMATION

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

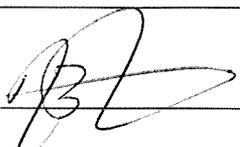
Chapter 10 Article VIII (Development Approval Procedures) Section 10-652
 Site Development Plan Check List

Project Name: Crescent Heights Gardens Townhomes
 Location: 1533 Massey Drive

- 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: 

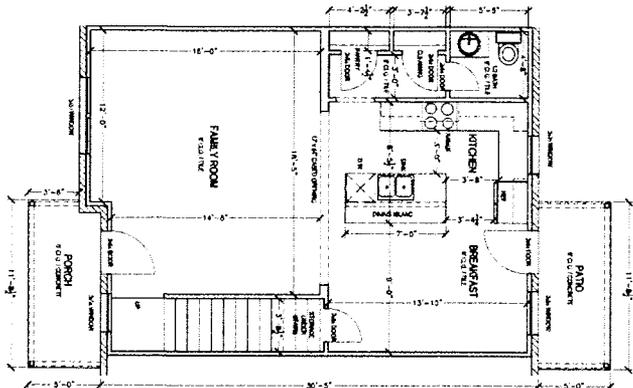
Date: 2-24-2020

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

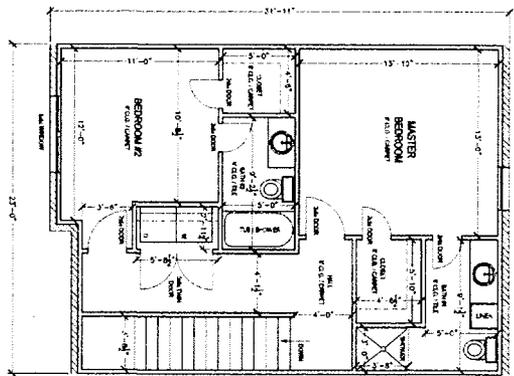


CONCEPTUAL ELEVATION
 (4-UNIT BUILDING - EXTERIOR FINISH IS SUBJECT TO CHANGE)

GROUND FLOOR
 (SINGLE UNIT)



UPPER FLOOR
 (SINGLE UNIT)



APPROX. AREAS

GROUND FLOOR AREA	697 S.F.
UPPER FLOOR AREA	637 S.F.
TOTAL BUILT AREA PER UNIT	1,334 S.F.
FRONT PORCH	57 S.F.
P.A.W.	56 S.F.
TOTAL BUILT UNDER FOOT PER UNIT	1,490 S.F.

DATE: 2/24/2020
 SCALE: 1/4"=1'-0"
 SHEET NO.: A-10

gOt INVESTMENTS, L.L.C.
 2 BEDROOM UNIT
 TYLER, TEXAS

FLOOR PLAN

SCOTT MCFARLAND DESIGNS
 16735 GRESHAM CIRCLE, SUITE 210, FLINT, TEXAS 75762
 (903) 521-2227 scottmcd@protonmail.com

DESIGNED BY: SMC
 DRAWN BY: SMC

DESIGNED BY
SMC

DRAWN BY
SMC

SCOTT MCFARLAND DESIGNS
LAUS DEBO
16735 GRESHAM CIRCLE, SUITE 210, FLINT, TEXAS 75762
(903) 521-2227
scottmcfarlanddesigns.com

SITE DEVELOPMENT PLAN

GOI INVESTMENTS, L.L.C.
TYLER, TEXAS

DATE
2/24/2020

SCALE
1" = 20'-0"

SHEET NO.
SITE

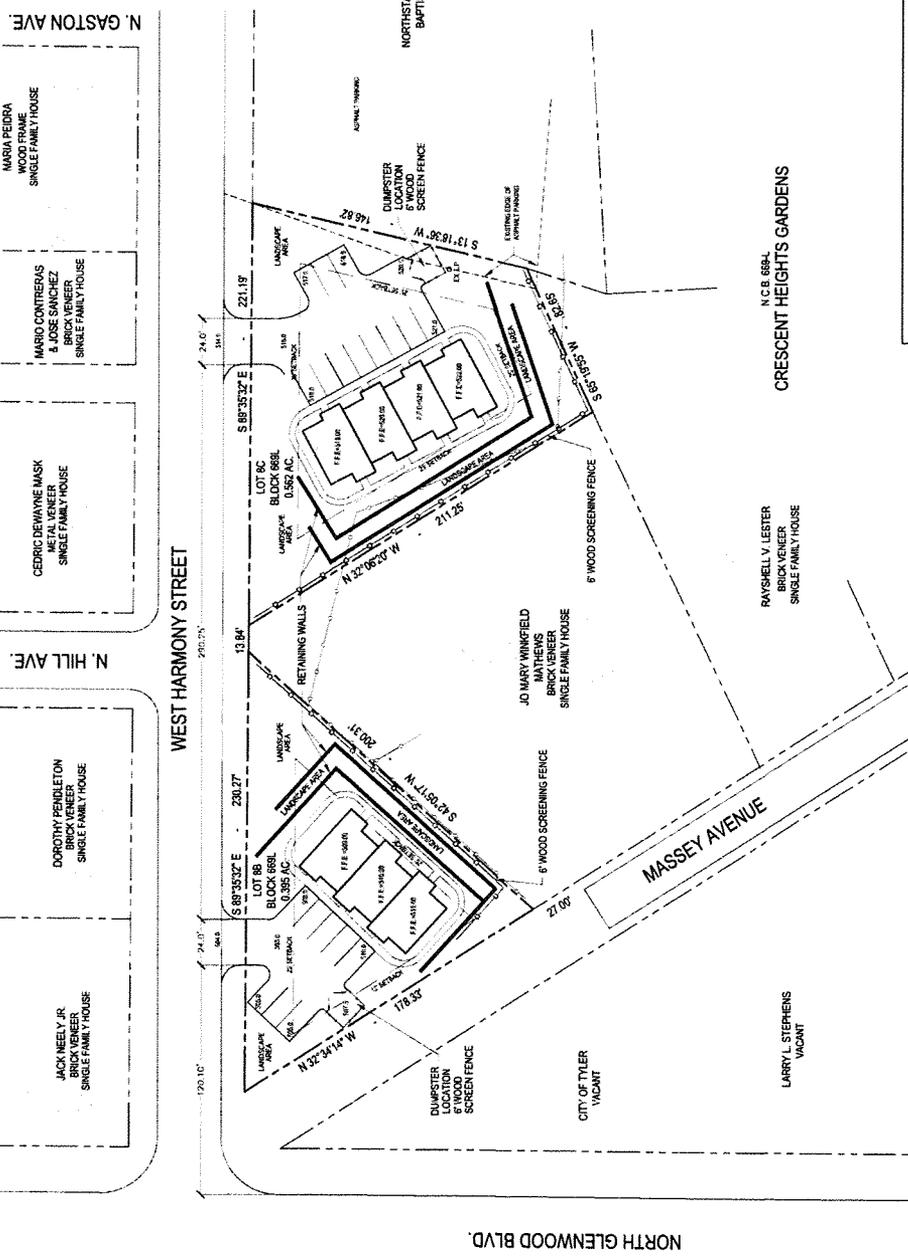
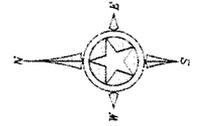
OWNER INFORMATION:
GAYLAND DANIEL
TONDREA SCOURTEN-WILLIAMS
624 AUGUSTA AVENUE
TYLER, TEXAS 75701

PLAN PREPARATION BY:
SCOTT MCFARLAND
16735 GRESHAM CIRCLE,
SUITE 210
FLINT, TEXAS 75762

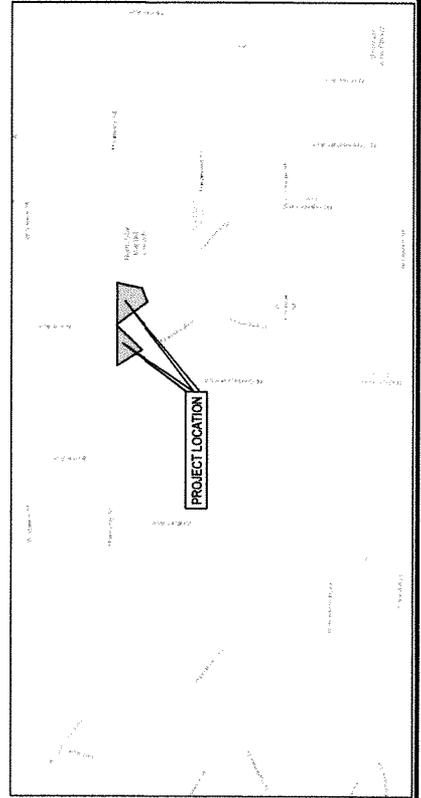
ZONING INFORMATION:
CURRENT ZONING: R-1B
PROPOSED ZONING: R-1M

LAND USE INFORMATION:
CURRENT USE: VACANT
PROPOSED USE:
MULTI-FAMILY TOWNHOME UNITS

LEGAL DESCRIPTION:
1534 MASSEY AVE.
LOT 88, BLOCK 669L
1514 HARMONY STREET
LOT 8C, BLOCK 669L
0.957 ACRES TOTAL



LOCATION MAP



SITE INFORMATION:
PROPERTY OWNERS: GAYLAND DANIEL
TONDREA SCOURTEN-WILLIAMS
PROPERTY ADDRESS: 624 AUGUSTA AVENUE
ZONING (EXISTING): R-1B
ZONING (PROPOSED): R-1M
DEVELOPER OR ARCHITECT: GOI INVESTMENTS, L.L.C.
ACREAGE OF PROJECT: 0.957 ACRES
DENSITY OF PROJECT: 7 DWELLING UNITS/ACRE

PLAN INFORMATION:
PARKING: 19 SPACES PROVIDED (9 X 18)
15 REQUIRED

LANDSCAPING:
TYPE "A" BUFFER YARD
ONE TREE PER DWELLING UNIT

SCREENING:
6" WOOD PRIVACY FENCE
& DUMPSTERS TO BE SCREENED

SIGNAGE:
ONE MONUMENT SIGN - STREET
LEVEL, 32 SF MAX.