



# Pre-Development Meeting Request

423 W. Ferguson Street, Tyler, TX 75702

Planning: 903-531-1175 / Fax: 903-531-1170

Development Services: 903-531-1151 / Fax: 903-531-1155

www.tylerpz.org | Email: pzsubmissions@tylertexas.com

Date \_\_\_\_\_

\* Required

\*Applicant \_\_\_\_\_ Address / City / State \_\_\_\_\_

Representative \_\_\_\_\_ \*Contact Number \_\_\_\_\_

\*Email Address \_\_\_\_\_ Fax Number \_\_\_\_\_

\*Meeting Preference (Days and Times) \_\_\_\_\_

Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_ Residential or Commercial \_\_\_\_\_

# of Buildings \_\_\_\_\_ Total Sq Ft \_\_\_\_\_ # of Floors \_\_\_\_\_

### **Location Information**

\*Project Address \_\_\_\_\_ Site Acreage \_\_\_\_\_ Lot / Block \_\_\_\_\_

Subdivision \_\_\_\_\_

\*Project Description \_\_\_\_\_  
\_\_\_\_\_

*If this information below is unknown, please leave the space blank*

Zoning \_\_\_\_\_ Council District \_\_\_\_\_

Historic District?  Yes  No  Not Sure If yes, provide district name \_\_\_\_\_

Area Development Plan District \_\_\_\_\_

Surrounding Land Uses North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

**\*Please check any topics that you wish to have discussed at the meeting:**

**Zoning**

- Review Current Zoning Regulation
- Building Setbacks
- Parking Requirements
- Screening Requirements
- Landscaping Requirements
- Signage

**Platting**

- Verify type of Plat required
- Preliminary Plats
- Minor Plats / Replats
- Easements
- Vacation Procedure

**Roadway Improvements**

- City Standards & Requirements
- Sidewalks
- Traffic Impact Analysis (TIA)
- Ingress & Egress
- Master Street Plan

**Drainage**

- City Requirements
- Drainage Study Requirements
- FEMA Flood Plain

**Water and Sewer**

- Verify Existing Lines and Capacity
- Water & Sewer Studies
- Community Facilities Requirements
- Taps / Meters

**Tree Preservation**

- Landscaping Site Requirements
- Bufferyards
- Credits

**Building Code**

- Occupancy Class
- Exit Requirements
- Adopted Code Books

**Fire**

- Fire Lanes / Turning Radii
- Hydrants / Hose Lengths
- Sprinkler & Alarms
- Hazardous Materials
- Security Gates
- Fire Access
- Addressing

**Other Questions**

**For the Pre-Development Meeting to be most effective, please email PDF copies of available drawings to [pzsubmissions@tylertexas.com](mailto:pzsubmissions@tylertexas.com):**

- Conceptual Plans
- Sketches
- Maps
- Site plans
- Building Plans