

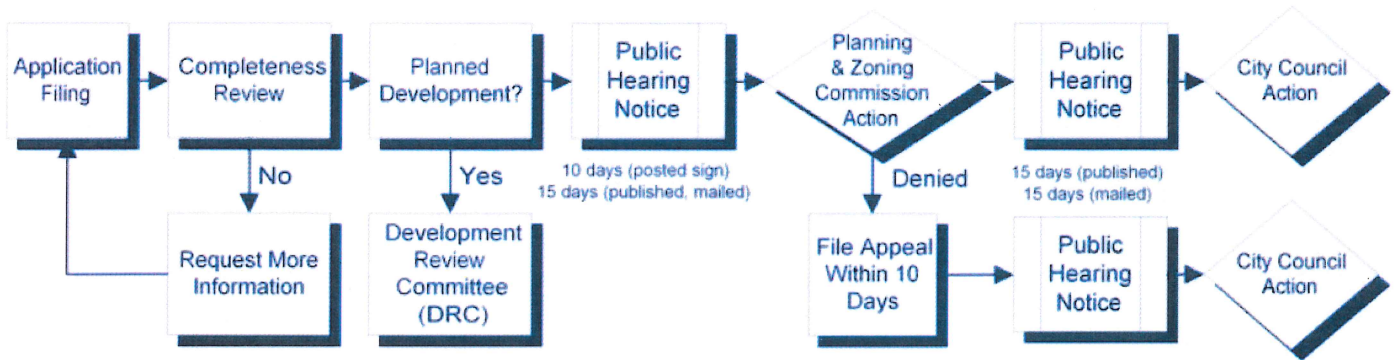
## PLANNED DEVELOPMENT APPLICATION

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: \_\_\_\_\_

**APPLICATION**

A. Requesting: (One Check per Application)

- Site Plan
- Site Plan Amendment

B. Description & Location of Property:

1. Lot, Block and Addition (required): Lot 61, Block 903P, Alamo Crossing Unit 1
2. Property Address of Location (required): Alamo Crossing Road

PRESENT ZONING		PROPOSED ZONING	
CLASSIFICATION	PUR _____	CLASSIFICATION	PUR _____
OVERLAY (IF APPLICABLE)	_____	OVERLAY (IF APPLICABLE)	_____
AREA (ACREAGE)	<u>19.67</u>	AREA (ACREAGE)	<u>19.67</u>
		DWELLING UNITS/ACRE (if applicable)	<u>3</u>

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

Update PD Site Plan to convert Lot 61 from common area to a residential lot.

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) Greg Mitchell 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: Reed Development Company, LLC

Owner(s) Name: \_\_\_\_\_

Address: 1608 Hubbard Drive

Address: \_\_\_\_\_

City, State, Zip: Tyler, Texas 75703

City, State, Zip: \_\_\_\_\_

Phone: 903-879-2412

Phone: \_\_\_\_\_

Signature: *Jimmy Reed*

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

Email: jreed.companies@gmail.com

Email: \_\_\_\_\_

Authorized Agent's Name: Benchmark Design Group

Signature: *Greg Mitchell*

Address: 2026B Republic Drive

City, State, Zip: Tyler, Texas 75701

Phone: 903-534-5353

Email: jgm@benchmark-engineers.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: Alamo Crossing

Location: Alamo Crossing Rd, Tyler, Texas

- 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:

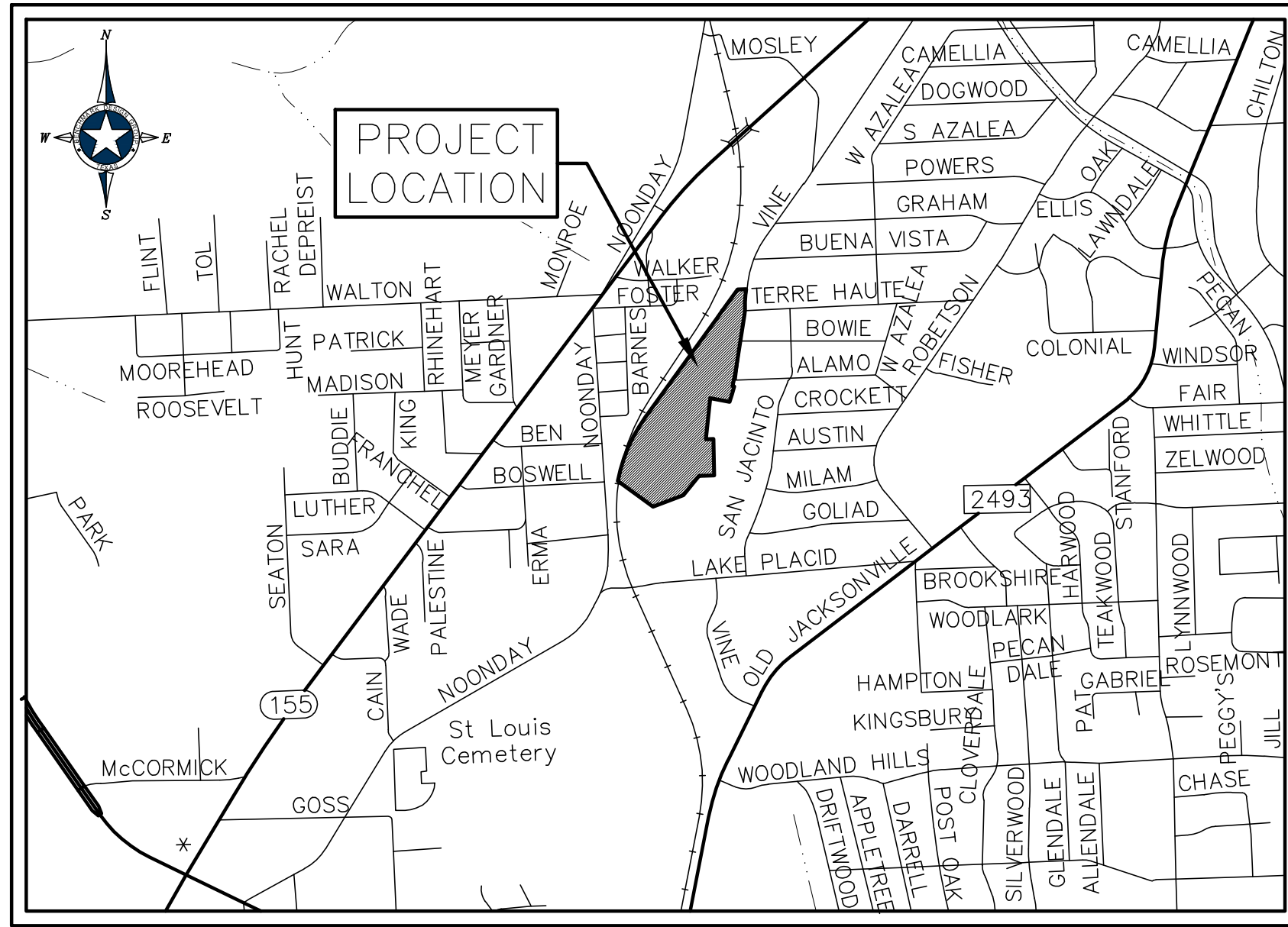
<u>Site Information</u>
Property Owner
Property Address
Zoning (Existing)
Zoning (Proposed)
Developer or Architect
Acreage of Project
Density of Project

<u>Plan Information</u>
Parking:
Landscaping:
Screening:
Signage:

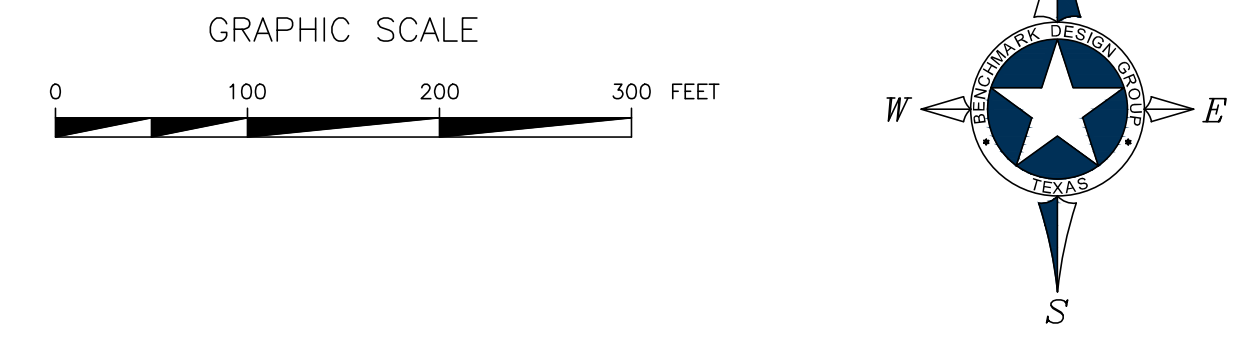
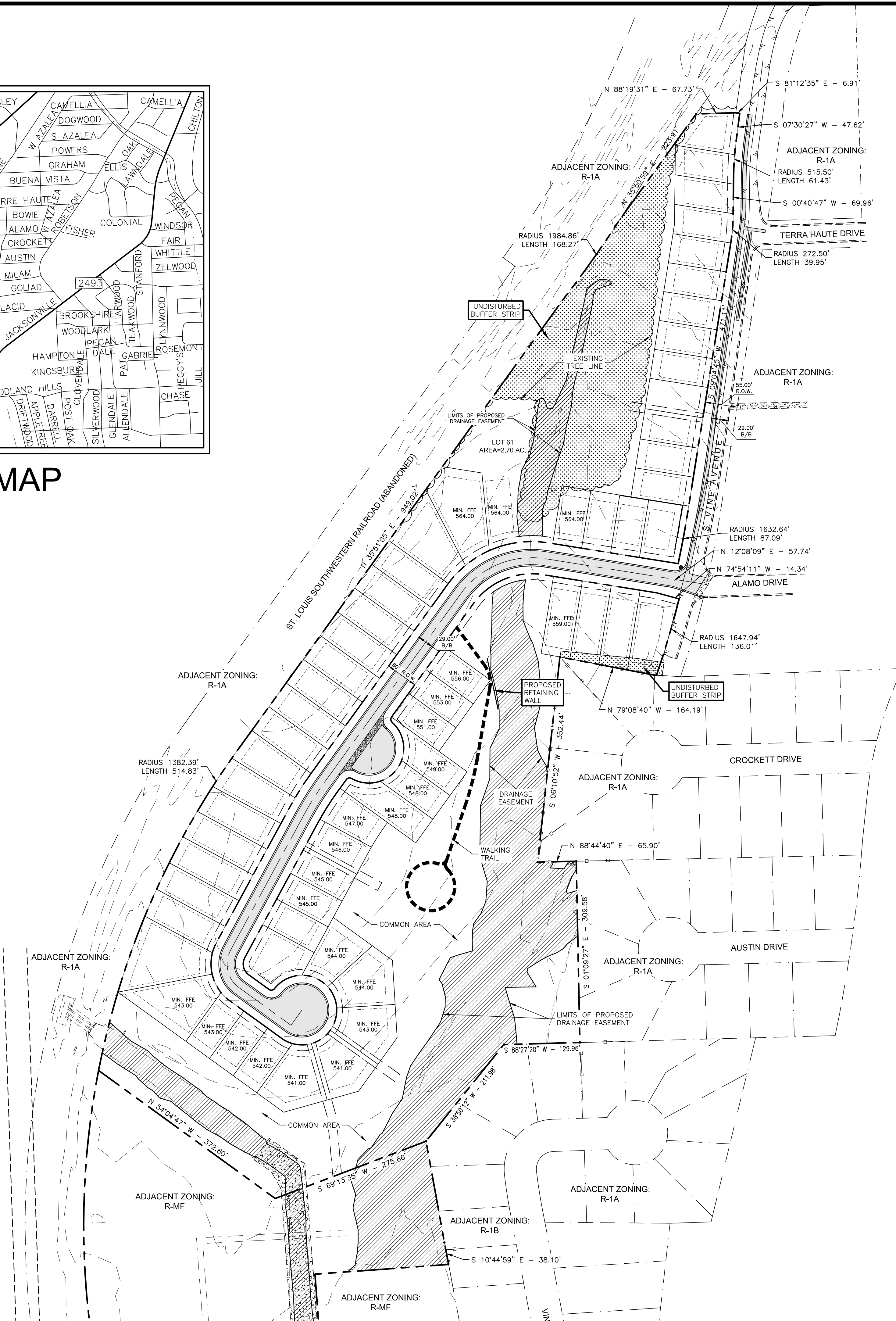
Applicant: Jimmy Reed

Date: 06/29/2020

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



VICINITY MAP  
N.T.S.



**SITE INFORMATION**

PROPERTY OWNER: REED DEVELOPMENT COMPANY LLC.  
1608 HUBBARD DRIVE, TYLER, TEXAS 75703

PROPERTY ADDRESS: ALAMO CROSSING

PROPOSED PROPERTY USE: SINGLE-FAMILY HOUSING

ZONING (EXISTING): PUR  
ZONING (PROPOSED): PUR

DEVELOPER: REED DEVELOPMENT COMPANY LLC.

ACREAGE OF PROJECT:  
TOTAL AREA = 19.90 AC

DENSITY OF PROJECT: 3 UNITS/ACRE

SETBACKS:  
FRONT 20' REAR 15'  
SIDE INTERIOR 5' SIDE CORNER 12'

HEIGHT: 42'

LEGAL DESCRIPTION: LOTS 1-62, BLOCK 903-P  
ALAMO CROSSING, UNIT 1

**PLAN INFORMATION**

PARKING: REQUIRED = 122  
SINGLE FAMILY DWELLING (2 SPACES \* 61 UNITS) = 122  
PROVIDED = 244  
GARAGE PARKING = 122  
DRIVEWAY PARKING = 122

LANDSCAPING: LANDSCAPING WILL MEET OR EXCEED MINIMUM STANDARDS SET FORTH IN THE TYLER UDC.

SCREENING: N/A

SIGNAGE: DEVELOPMENT SIGNAGE (PER UDC SIGN CHART SECTION 10-409) WILL COMPLY WITH TYLER UDC. NUMBER AND LOCATIONS DETERMINED BY TYLER UDC.

DEVELOPMENT: CONSTRUCTION OF SUBDIVISION WILL OCCUR IN THREE PHASES. PROPOSED GREENBELT ARE TO BE LEFT UNDISTURBED.

**SITE PLAN PREPARED BY:**  
BENCHMARK DESIGN GROUP, LLC  
JOHN G. MITCHELL, PE  
2026-B REPUBLIC DR.  
TYLER, TEXAS 75701



\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\*  
AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATE COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

**NOTICE TO CONTRACTORS**

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractor shall appropriately notify all relevant entities prior to digging on this project.
- The contractor shall notify the engineer, in writing, of any errors or discrepancies discovered in the construction documents immediately.
- The topographic information shown herein is a reflection of the information provided by EAST TO WEST SURVEYING, TYLER, TEXAS. If the contractor discovers any errors in said information, he shall notify the engineer, in writing, immediately. The engineer and owner shall be indemnified of any problems and/or associated costs resulting from lack of notification.
- The contractor shall be responsible for confirming the horizontal and vertical location of buried utilities and structures, including, but not limited to the following:

Telephone cable	Conduits	Pipes
Stormwater lines	Water lines	Gas lines
Television cables	Sanitary Sewer lines	Oil Production lines
Saltwater lines		

Note: If discrepancies occur between that which is shown on the plans and conditions present in the field, the contractor shall notify the engineer, in writing immediately. Failure to do so shall absolve owner and engineer of liability and associated costs.

DATE	BY	REVISIONS
9-16-18	JGM	INITIAL SUBMITTAL
6-26-20	JGM	UPDATED PD SITE PLAN

**BENCHMARK DESIGN GROUP**  
CIVIL / ENVIRONMENTAL / PLANNERS



ALAMO CROSSING  
TYLER, TEXAS

PD SITE PLAN

**BENCHMARK DESIGN GROUP**

DRAWN BY: JGM

CHECKED BY: ELS

DATE: MAY 2018

JOB NO: 2018.016

SHEET NO.  
PD-1

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