



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-11**

**Date: June 28, 2006**

**Subject: APPLICATION Z06-06-052A TYLER STONEGATE  
DEVELOPMENT PARTNERSHIP**

**Request that the City Council consider a request to change the zoning from “R-1A” Single-Family Residential District, “R-1B” Single-Family Residential District, and “R-TH” Townhouse Residential District to “POD” Planned Office Development on 2.12± acres without final site development plan approval and “PUR” Planned Unit Residential District on 55.69± acres with final site development plan approval, Lot 15 of NCB 1544T, and Tracts 3 and 3A of the M. University survey A-0636, one lot and two tracts totaling 74± acres located at the northwest corner of the intersection of Stonecrest Boulevard and Paluxy Drive, fronting 835± feet along the north side of Stonecrest Boulevard (the 1800 block of Stonecrest Boulevard).**

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**Item Reference:**

The applicant is requesting a zoning change to allow for a gated mixed-use development. The applicant is developing a single family residential development totaling 109± lots, and 2.12 acres of “POD” Planned Office Development that will front on Paluxy Drive.

Section 10-223, "POD" Planned Office Development District, is established to provide for professional and office facilities in appropriate locations. The "POD" District will be used where office type facilities are needed to serve developing residential communities located throughout the city and shall be designed and developed as a unit according to an approved site plan. Development criteria are required that will ensure a compatible relationship between the "POD" development and the close-by residential areas. Permitted uses in this district include general offices, medical clinics, laboratories, and photography studios. The owner shall submit to the Planning and Zoning Commission and the City Council, a plan for the use and development of all or part of such tract of land. Any significant change in the site development plan requires approval of the Planning and Zoning Commission and the City Council through a public hearing process. The plan for the proposed development must present a unified and organized arrangement of buildings and service facilities, such that a functional relationship within the property is achieved. The arrangement of buildings and service facilities shall not have an adverse effect on the use of properties immediately adjacent to the development. Reasonable

additional requirements as to landscaping, lighting, signs or other advertising devices, screening, access ways, building setbacks, and height and area limitations may be imposed by the Planning and Zoning Commission for the protection of the adjoining property.

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Section 10-217, "PUR" Planned Unit Residential District, is designed to accommodate various types of unique and innovative housing forms which are based upon a concept of reducing the area of individually owned lots, grouping such lots together to more efficiently utilize the total space within a subdivision. The standards have been developed and applied to a variety of housing forms including but not limited to town houses, patio homes, courtyard homes and cluster housing. This district sets forth a maximum building height of two and one-half (2 1/2) stories or forty-two (42) feet in height, which is consistent with the "R-1A" Single-Family Residential District. The maximum density of development permitted within a Planned Unit Residential District is twelve (12) dwelling units per gross acre. The typical single family residential district within the City of Tyler is developed at about four (4) to six (6) dwelling units per acre.

In addition, development of a "PUR" District shall be consistent with an approved site development plan in an instrument contained in restrictions, covenants and conditions applicable to the ownership, use, control, maintenance, replacement, repair and disposition of the property and improvements covered by such application as part of the zoning approval. Any deviations within a "PUR" zoning district will require the approval of both the Planning and Zoning Commission and the City Council. This would require notification to all adjacent property owners and a public hearing process.

The "PUR" Planned Unit Residential District allows the Planning and Zoning Commission and the City Council to impose any additional requirements as to building setbacks, landscaping, lighting, screening, access ways, driveways and other reasonable requirements for the protection of the adjoining and surrounding properties.

Property to the north is currently zoned "R-1A" Single-Family Residential District, while property to the east and south is zoned "PUR" Planned Unit Residential District, and property to west is zoned "R-1A" Single-Family Residential District and "PUR" Planned Unit Residential District.

The site plan shows a gated boulevard entrance with twenty-nine foot private streets. The setbacks for the residential portion will be twenty-five feet front and rear, six foot side setbacks, and twelve foot side setbacks on corner lots. A total of 20.05 acres of open space is provided. Staff does not foresee rezoning to "PUR" Planned Unit Residential District would present any negative effects on the adjacent properties, since the proposed development would not require a zoning change if the proposed street remained public.

The "POD" Planned Office Development zoning is requested to be approved without a final site development plan. Paluxy Drive is shown as a minor arterial on the Master Street Plan. Therefore, the frontage on Paluxy Drive will likely not develop as residential and is better suited for an office type development.

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On June 6, 2006, the Planning and Zoning Commission held a public hearing on this request. There were 4.5 percent written letters of protest filed. No one spoke in opposition to the request. Kay Huff asked that the developer construct a fence on the west side of the property. Greg Grubb spoke on behalf of the application. He said there are no plans to construct a fence. Commissioner Stewart recommended the Homeowners Association and the developer discuss sharing the cost of a fence.

All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

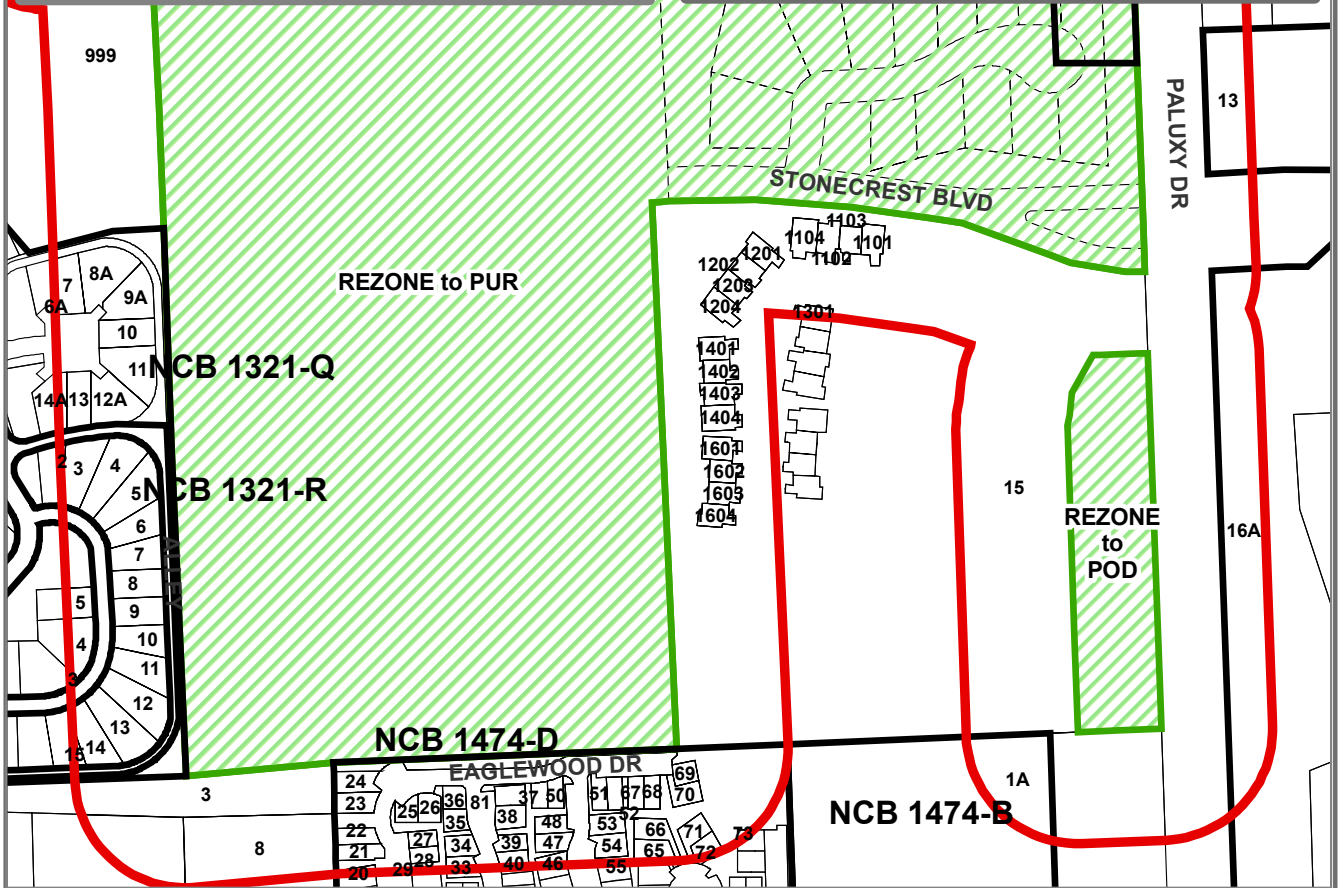
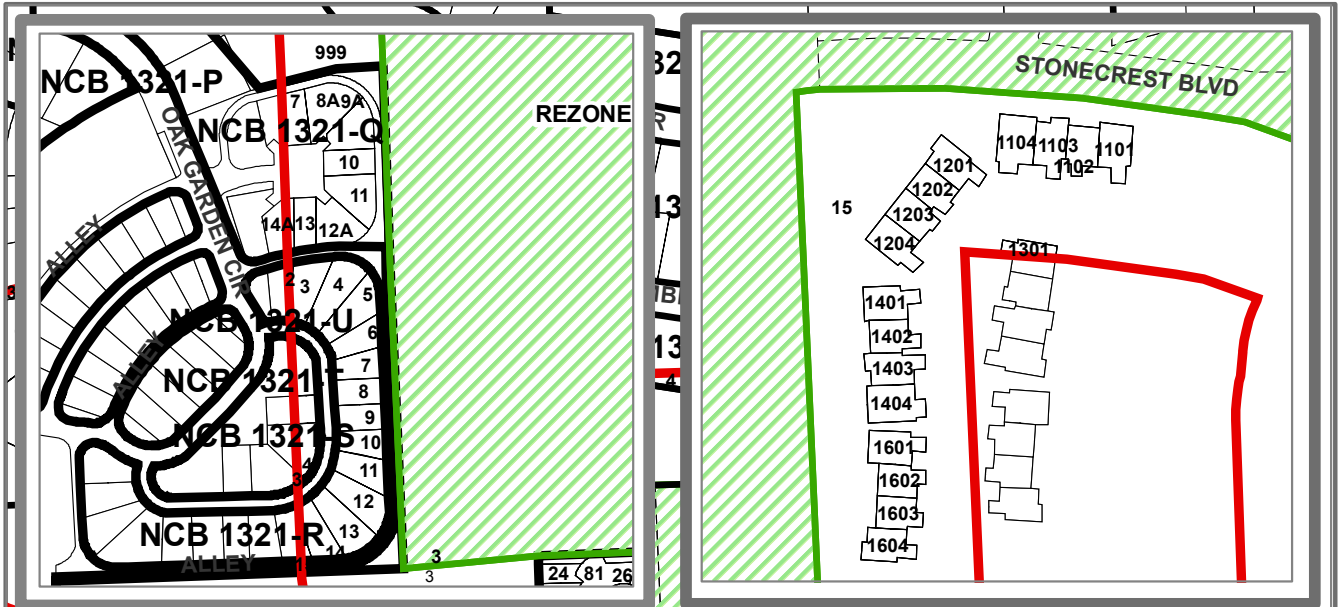
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 6-0, recommends approval of the request to change the zoning from "R-1A" Single-Family Residential District, "R-1B" Single-Family Residential District, and "R-TH" Townhouse Residential District to "POD" Planned Office Development without final site development plan approval and "PUR" Planned Unit Residential District with final site development plan approval.





**Drafted/Recommended By: Stephanie Rollings**  
**Department Leader**

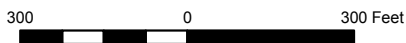
**Edited/Submitted By:**  
**City Manager**

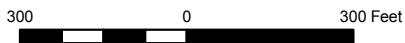
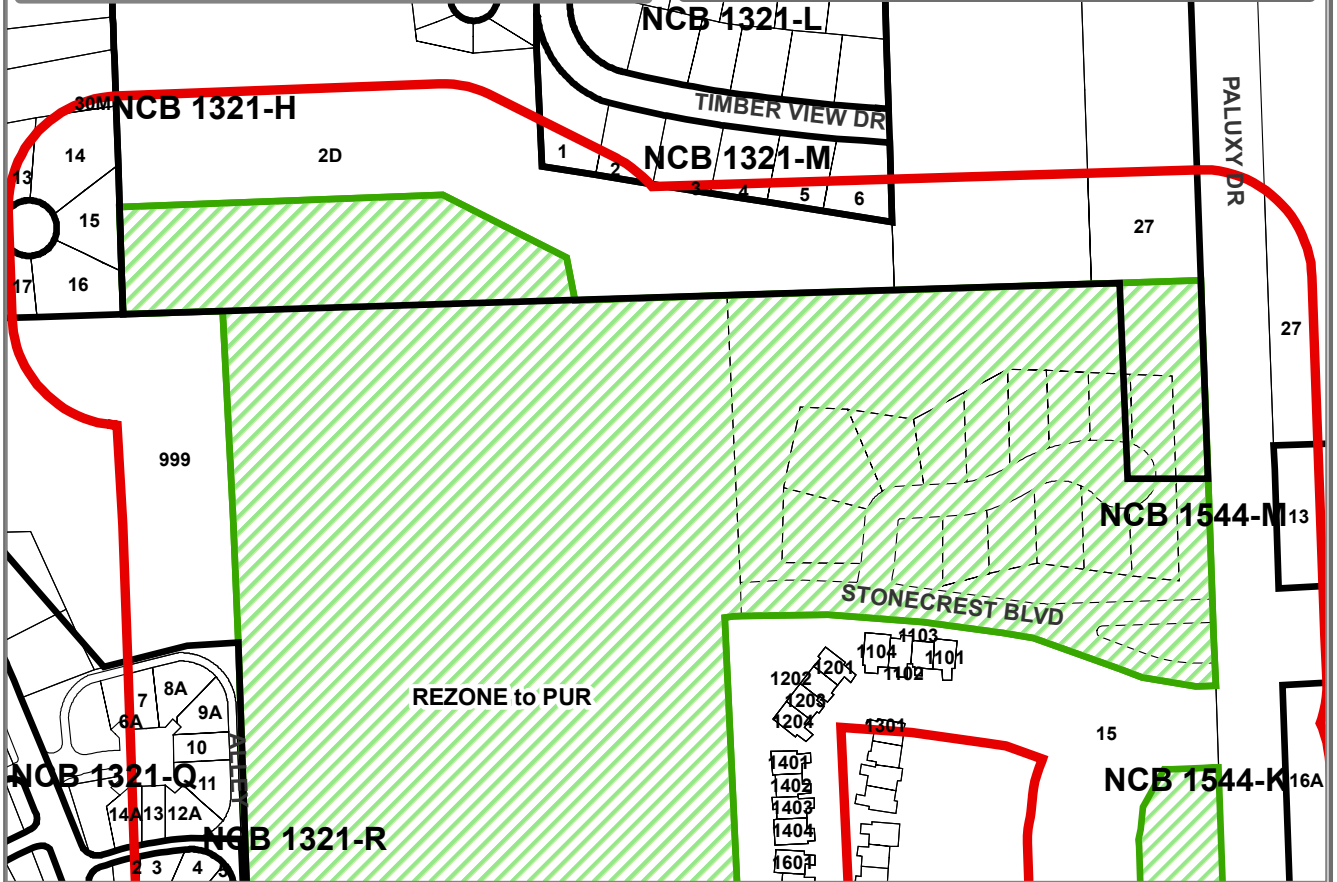
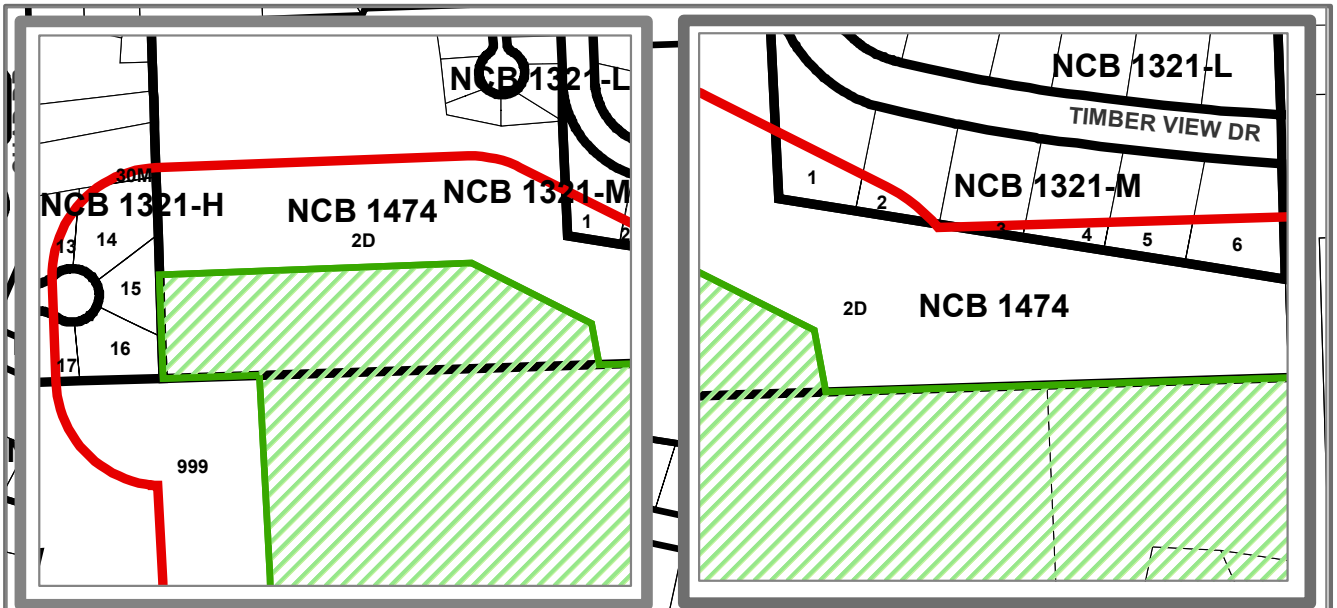


**ZONING CASE**

Zoning Case #: Z06-06-052a  
 Existing Zoning: R1-A, R1-B, & R-TH  
 Applicant: Tyler Stonegate  
 Development Partnership  
 Map 1 of 2

NOTE: See Map Key  
 Subject Property  
 200' Notification Buffer






**ZONING CASE**

Zoning Case #: Z06-06-052a  
 Existing Zoning: R1-A, R1-B, & R-TH  
 Applicant: Tyler Stonegate  
 Development Partnership  
 Map 2 of 2

NOTE: See Map Key

-  Subject Property
-  200' Notification Buffer

