



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-1

**Date:** November 21, 2006

**Subject:** **APPLICATION Z10-06-108B KYLE DAVIS**  
Request that the City Council consider a request to change the zoning from “R-2” Two-Family Residential District (Duplex) to “R-1A” Single-Family Residential District on Lot 11B of NCB 1100C, one (1) lot totaling 1.45± acres located 680.48± feet south of the intersection of Garrett Drive and McClenney Drive, fronting 90± feet along the west side of Garrett Drive with a maximum depth of 283.57± feet (8331 Garrett Drive).

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to remain a single-family home.

Section 10-209, "R-1A" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2½) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and seven and one-half (7 1/2) feet on the side. Minimum lot size is 9,000 square feet.

Adjacent properties to the north and east are zoned “R-2” Two-Family Residential District (Duplex), while property to the west is zoned “PCD” Planned Commercial District, and property to the south is zoned “R-1A” Single-Family Residential District.

Rezoning the property will continue the single-family residential zoning to the south. The continuing development of single-family structures will enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area, which is predominately developed with single family homes and will have a positive impact. The proposed zoning change would bring this structure into compliance with the Ordinance.

On October 17, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request. No one appeared on behalf of the request.

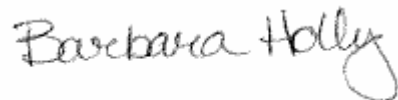
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-1**

**Page: 2 of 2**

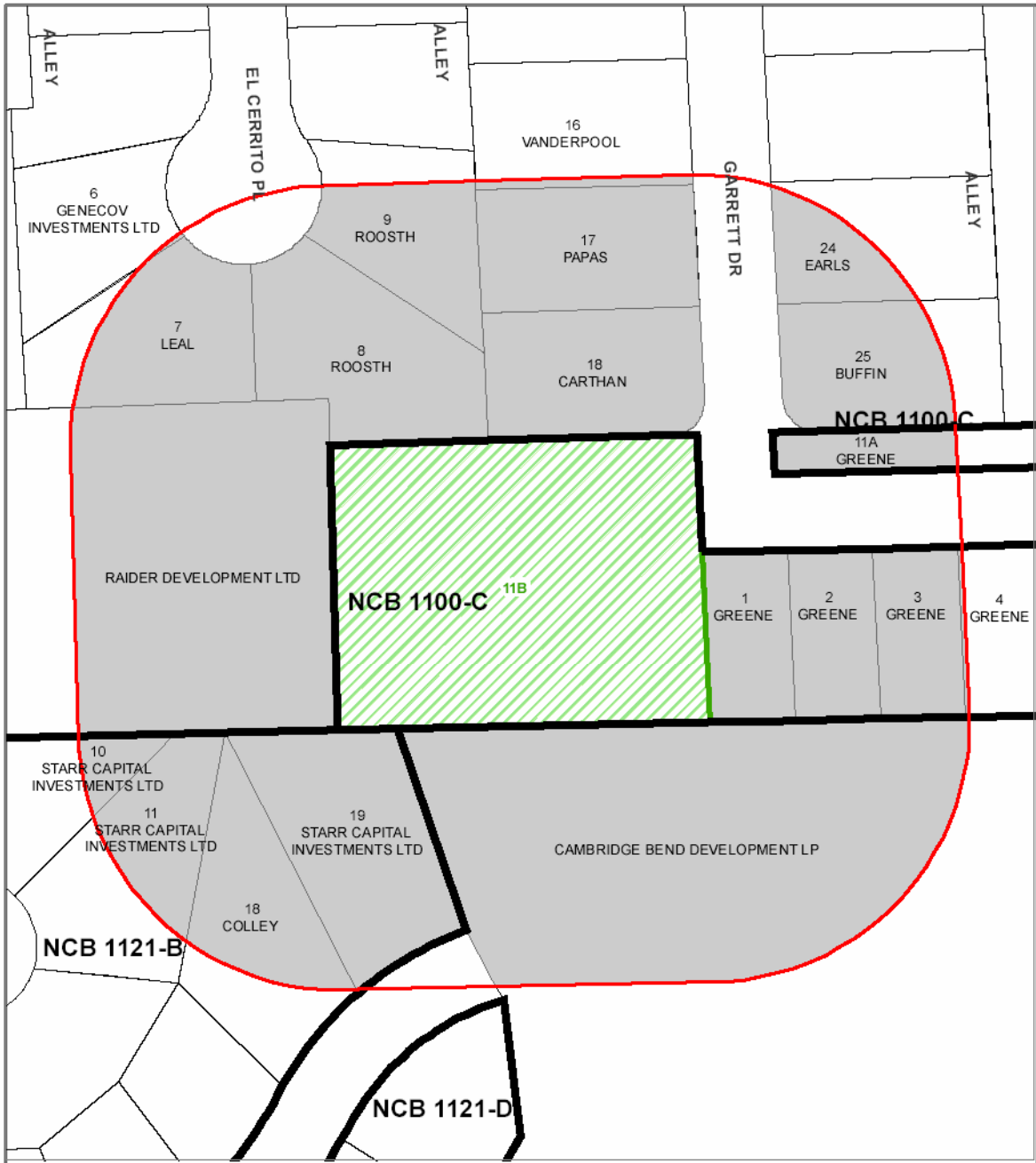
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 7-0, recommends approval of the request to change the zoning from “R-2” Two-Family Residential District (Duplex) to “R-1A” Single-Family Residential District.

A handwritten signature in cursive script that reads "Barbara Holly".

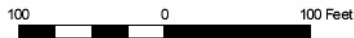
**Drafted/Recommended By: Barbara Holly**  
**Department Leader                      Director of Planning**



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

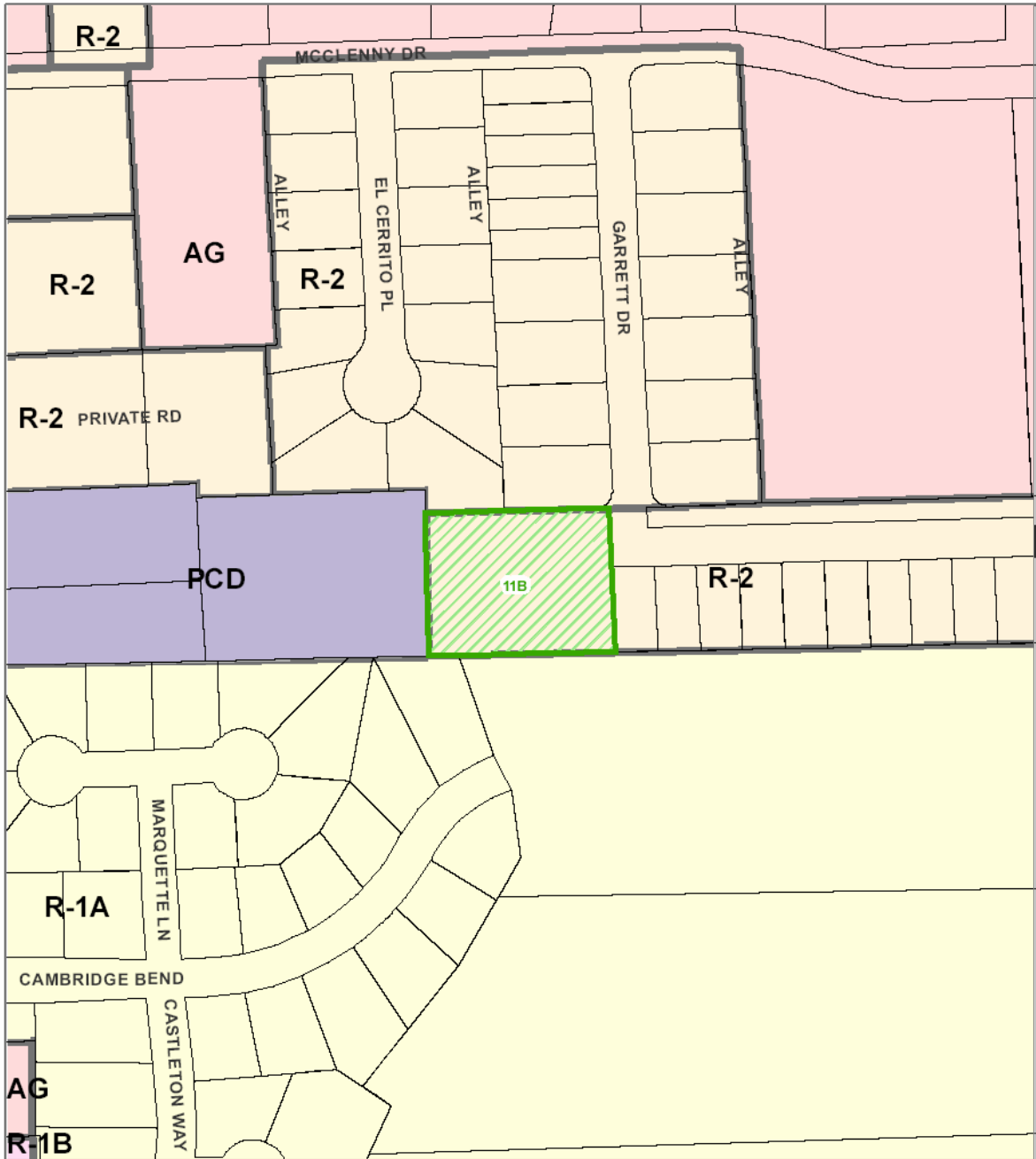


ZONING CASE

Zoning Case #: Z10-06-108b  
 Applicant: KYLE DAVIS

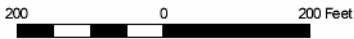



-  Subject Property
-  200' Notification Buffer



ZONING CASE

Zoning Case #: Z10-06-108b  
 Applicant: KYLE DAVIS



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-2

**Date:** November 21, 2006

**Subject:** **APPLICATION S10-06-110B JUDI M. ROWLEY**  
Request that the City Council consider a request for the renewal of a Special Use Permit (S09-03-058) to allow for the continued operation of a bed and breakfast while residing in the home for a period of five (5) years on Lot 19 of NCB 82, one lot totaling .40± acres located at the southwest corner of the intersection of Bryan Street and Chilton Avenue, fronting 150.40± feet along the south side of Bryan Street and fronting 116.26± feet along the west side of Chilton Avenue (505 Chilton Avenue). The property is currently zoned “AR” Adaptive Reuse District.

**Page:** 1 of 2

**Item Reference:**

Section 10-245, "Special Use Regulations", states that the governing body may, by ordinance, grant a special permit for special uses in any district as herein qualified, which uses are otherwise prohibited by this ordinance and shall impose appropriate conditions and safeguards, including a specified period of time for the permit. No Special Use Permit shall be issued unless the governing body determines the proposed building or use will not (a) substantially increase traffic hazards or congestion; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

Adjacent property to the north and east is zoned “AR” Adaptive Reuse District, while property to the south and west is zoned “R-3” Multi-Family Residential District.

The neighborhood consists of a bed and breakfast to the north, a hair salon to the east, and several professional offices in the general vicinity of the subject property. Staff has received no complaints regarding the previous Special Use Permit.

On October 17, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request. No one appeared on behalf of the application.

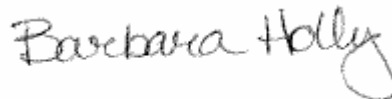
All other departments have reviewed the application and anticipate no significant impact on services or facilities by the proposed zoning change.

**Agenda Number: Z-2**

**Page: 2 of 2**

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 7-0, recommends approval of the request for the renewal of a Special Use Permit to allow for the continued operation of a bed and breakfast for a period of five (5) years.

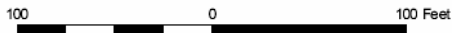
A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looped 'y' at the end.



**Drafted/Recommended By: Barbara Holly**  
**Department Leader                      Director of Planning**

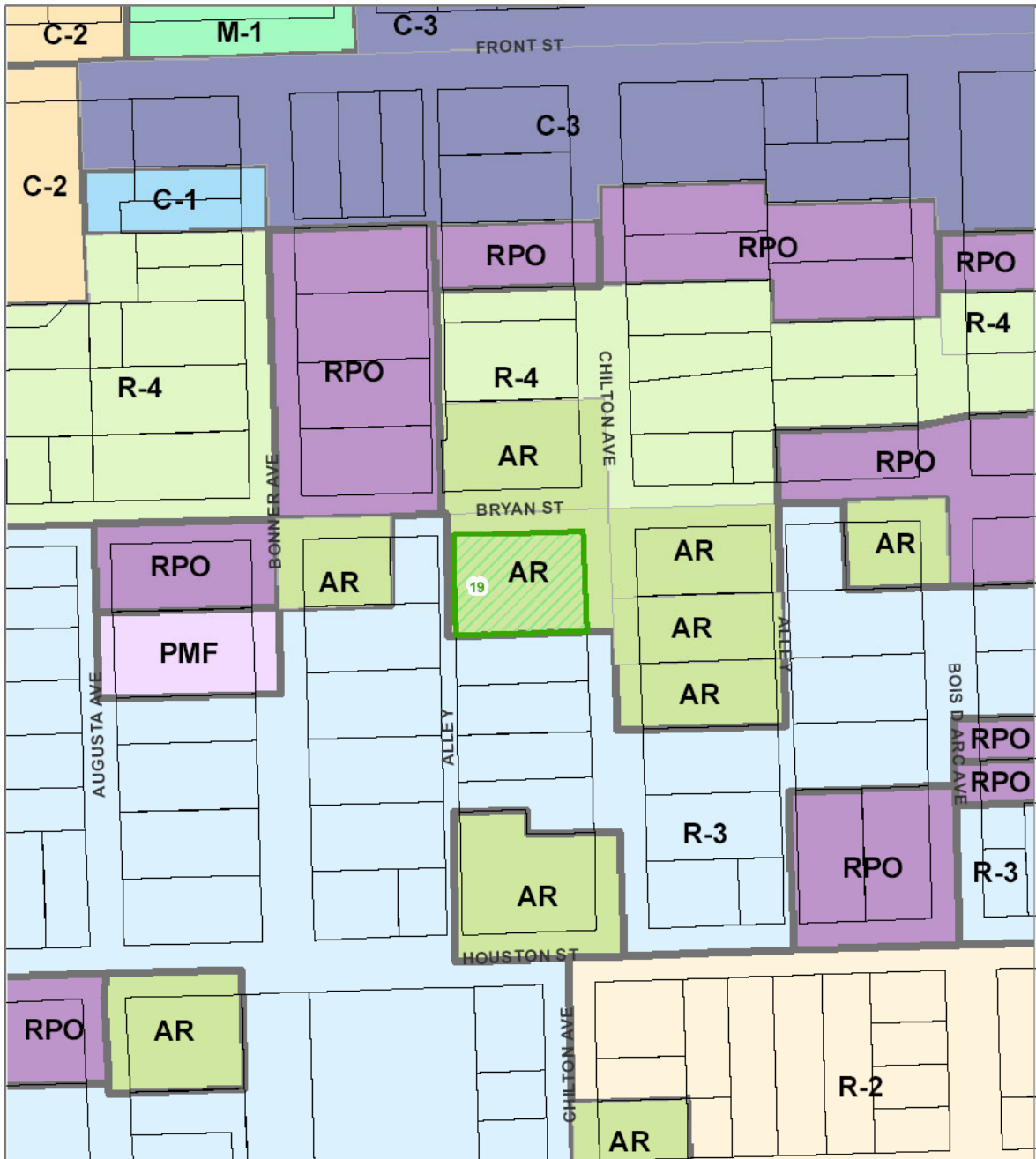
**Edited/Submitted By:**  
**City Manager**



SPECIAL USE PERMIT  
 Zoning Case #: S10-06-110b  
 Applicant: JUDI ROWLEY




-  Subject Property
-  200' Notification Buffer



SPECIAL USE PERMIT  
 Zoning Case #: S10-06-110b  
 Applicant: JUDI ROWLEY



200 0 200 Feet

 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-3

**Date:** November 21, 2006

**Subject:** **APPLICATION Z11-06-111A BLAS MURILLO**  
Request that the City Council consider a request to change the zoning from “R-2” Two-Family Residential District (Duplex) to “R-1B” Single-Family Residential District on Lots 65 and 66 of NCB 857, two (2) lots totaling .32± acres located 391.40± feet north of the intersection of Jackson Street and Crosby Street, fronting 102± feet along the west side of Crosby Street with a maximum depth of 136.05± feet (845 and 849 Crosby Street).

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of single-family homes.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2½) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties are currently zoned “R-2” Two-Family Residential District (Duplex). The “R-2” Two-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-2” Two-Family Residential District. This request is consistent with the recommended future land use.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. There was one written letter of protest filed comprising 2.38 percent of the affected land area. No one spoke in opposition to the request. No one appeared on behalf of the application.

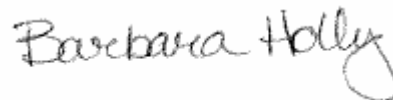
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-3**

**Page: 2 of 2**

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looping 'y' at the end.

**Drafted/Recommended By: Barbara Holly**  
**Department Leader                      Director of Planning**

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

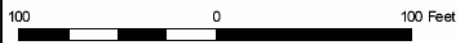


**ZONING CASE**

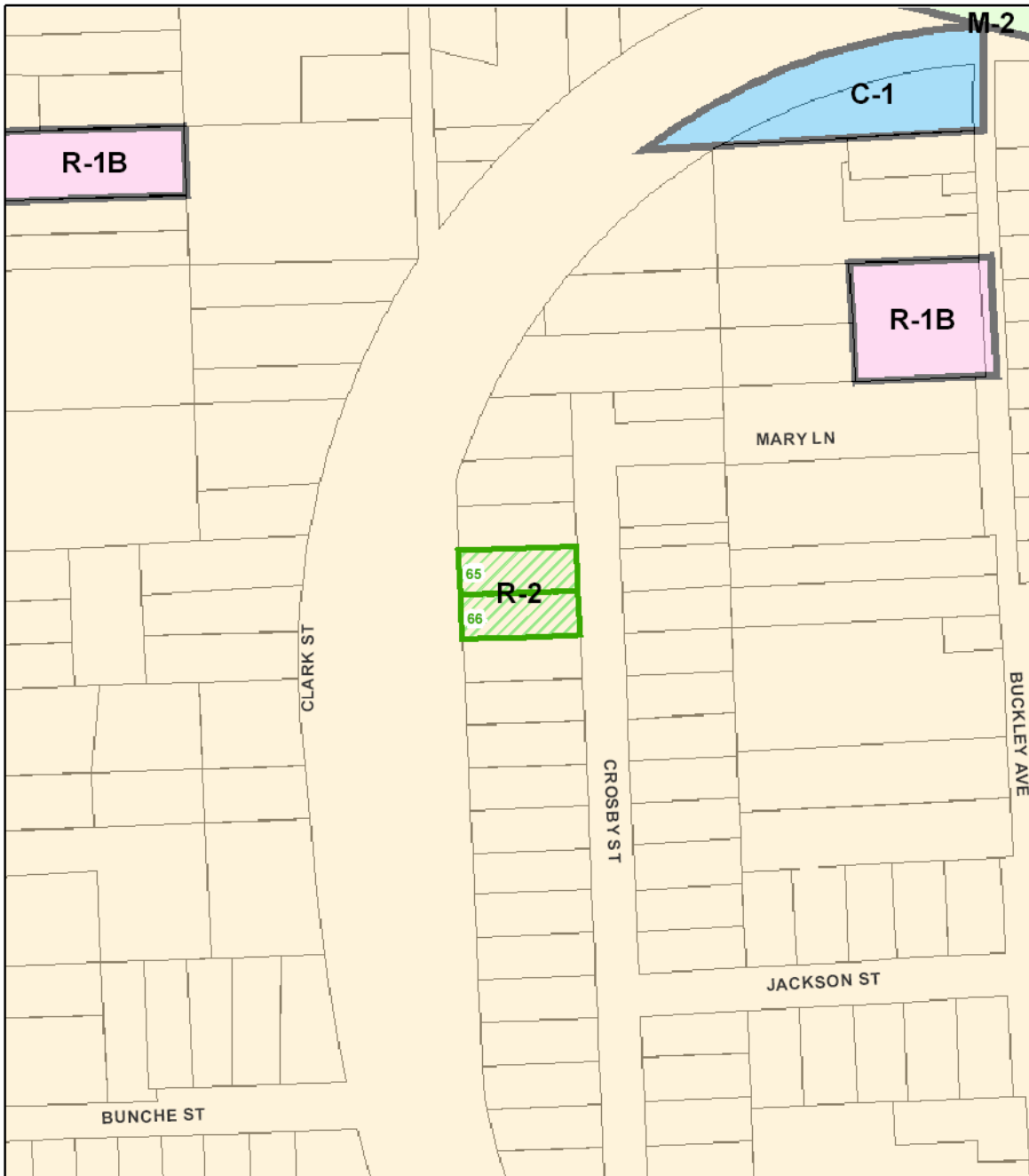
Zoning Cases #: Z11-06-111a

Existing Zoning: R-2

Applicant: BLAS MURILLO

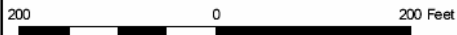



- Subject Property
- 200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-111a  
 Existing Zoning: R-2  
 Applicant: BLAS MURILLO



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-4

**Date:** November 21, 2006

**Subject:** **APPLICATION Z11-06-114A SALIE & JUAN PRIETO**  
Request that the City Council consider a request to change the zoning from “C-2” General Commercial District to “R-1B” Single-Family Residential District on Lot 13 of NCB 1200, one (1) lot totaling .29± acres located 228.34± feet east of the intersection of Jordan Street and Gentry Parkway, fronting 100± feet along the south side of Jordan Street with a maximum depth of 126.73± feet (304 Jordan Street).

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2½) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties are currently zoned “C-2” General Commercial District. The “C-2” General Commercial District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “C-2” General Commercial District. The commercial zoning classification is not compatible with the existing residential uses on the street.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with the recommended future land use.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. There was one written letter of protest filed comprising 5.85 percent of the affected land area. Salie Prieto appeared on behalf of the application.

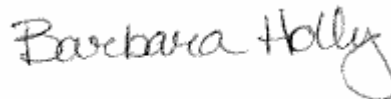
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-4**

**Page: 2 of 2**

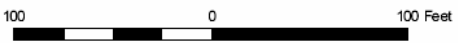
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “C-2” General Commercial District to “R-1B” Single-Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looping 'H' at the end.

**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**



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

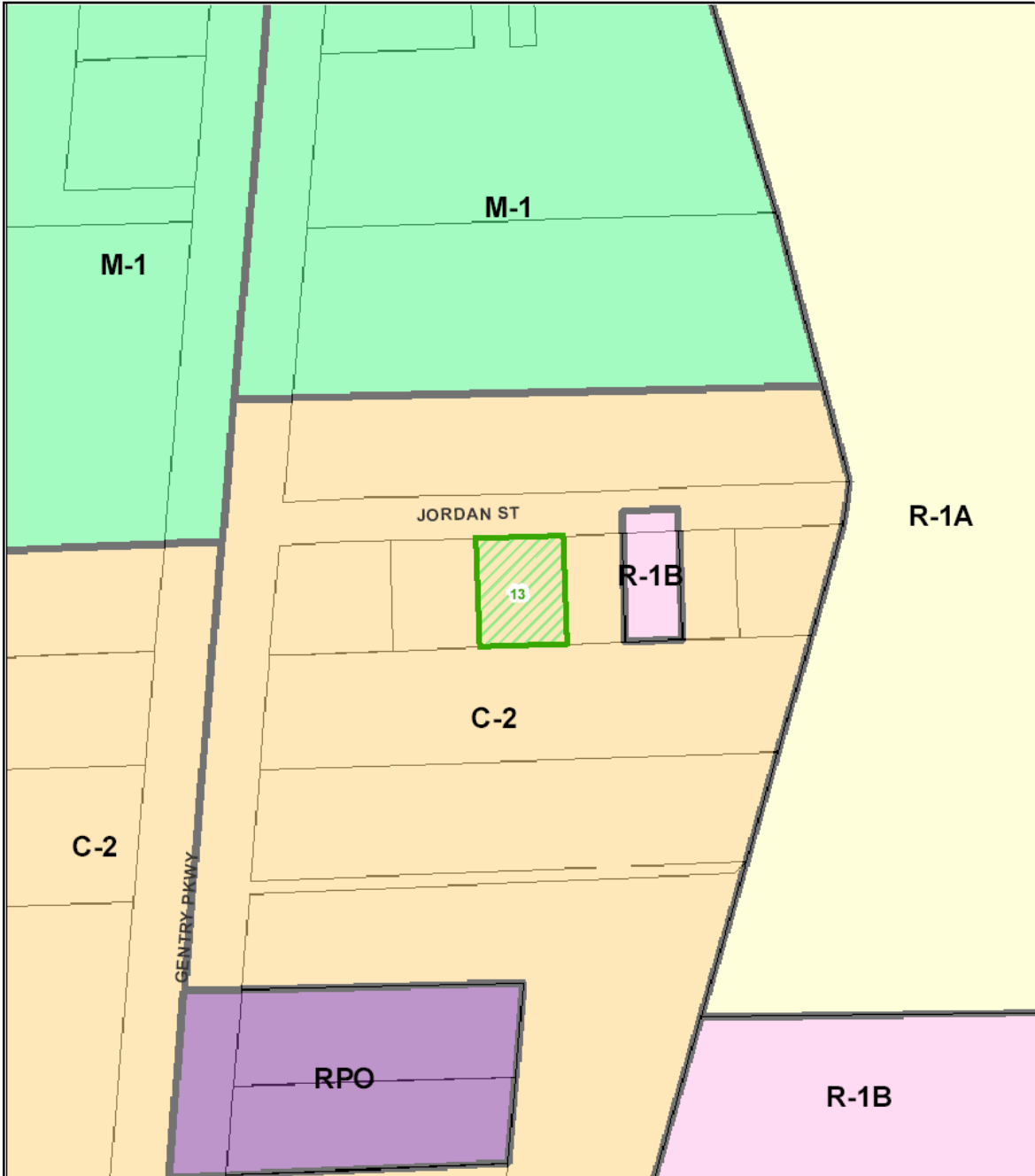


**ZONING CASE**

Zoning Cases #: Z11-06-114a  
 Existing Zoning: C-2  
 Applicant: SALIE & JUAN PRIETO

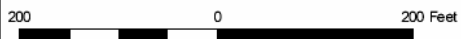



-  Subject Property
-  200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-114a  
 Existing Zoning: C-2  
 Applicant: SALIE & JUAN PRIETO



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-5**

**Date: November 21, 2006**

**Subject: APPLICATION Z11-06-115A CITY OF TYLER (126 GASTON AVENUE)**

**Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District on Lot 1 of NCB 367B, one lot totaling .27± acres located at the southwest corner of the intersection of Gray Street and North Gaston Avenue, fronting 50± feet along the west side of North Gaston Avenue and fronting 150± feet along the south side of Gray Street.**

**Page: 1 of 2**

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the east and west are currently zoned “M-1” Light Industrial District, while property to the south is currently zoned “R-3” Multi-Family Residential District, and property to the north is zoned “R-1B” Single-Family Residential District. The “R-3” Multi-Family Residential District and the “M-1” Light Industrial District in the area were approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-3” Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will have a positive impact.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

**Agenda Number: Z-5**

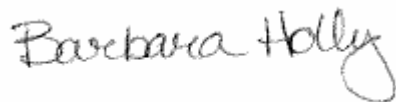
**Page: 2 of 2**

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

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 5-0, recommends approval of the request to change the zoning from "R-3" Multi-Family Residential District to "R-1B" Single-Family Residential District.

A handwritten signature in cursive script that reads "Barbara Holly".

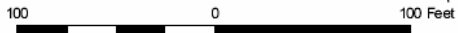
**Drafted/Recommended By: Barbara Holly**  
**Department Leader                      Director of Planning**

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

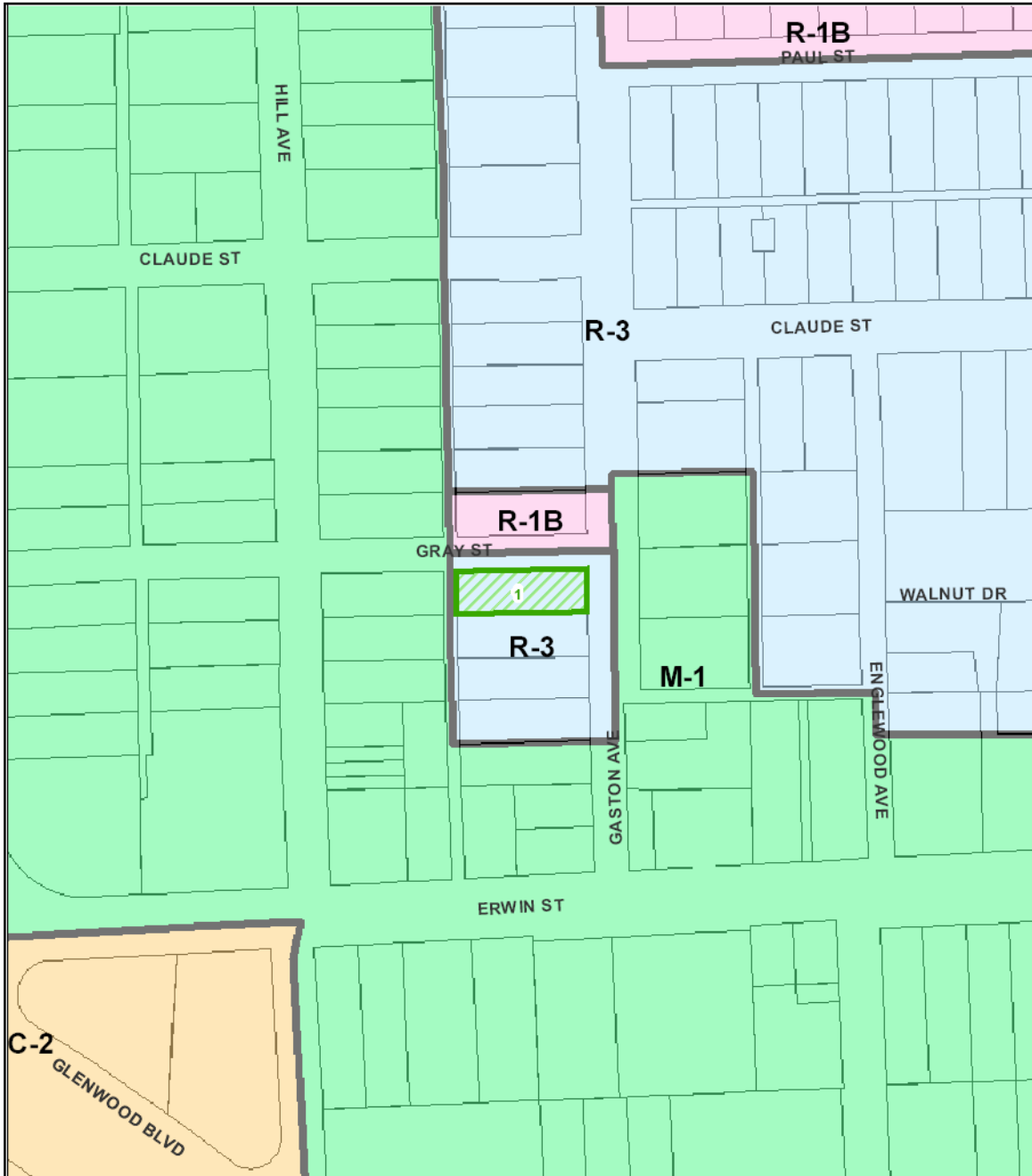


**ZONING CASE**

Zoning Cases #: Z11-06-115a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (126 N Gaston Ave)




- Subject Property
- 200' Notification Buffer

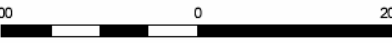



**ZONING CASE**


Zoning Cases #: Z11-06-115a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (126 N Gaston Ave)



200 0 200 Feet





 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-6

**Date:** November 21, 2006

**Subject:** APPLICATION Z11-06-116A CITY OF TYLER (1326 PAUL ST.)  
Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District on Lot 7 of NCB 357, one lot totaling .14± acres located 300± feet east of the intersection of Paul Street and North Gaston Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet.

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the east, west, and south are currently zoned “R-3” Multi-Family Residential District, while property to the north is zoned “R-1B” Single-Family Residential District.

The “R-3” Multi-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-3” Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will be a continuation of the “R-1B” Single-Family Residential District to the north.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

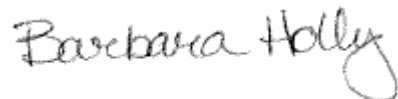
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-6**

**Page: 2 of 2**

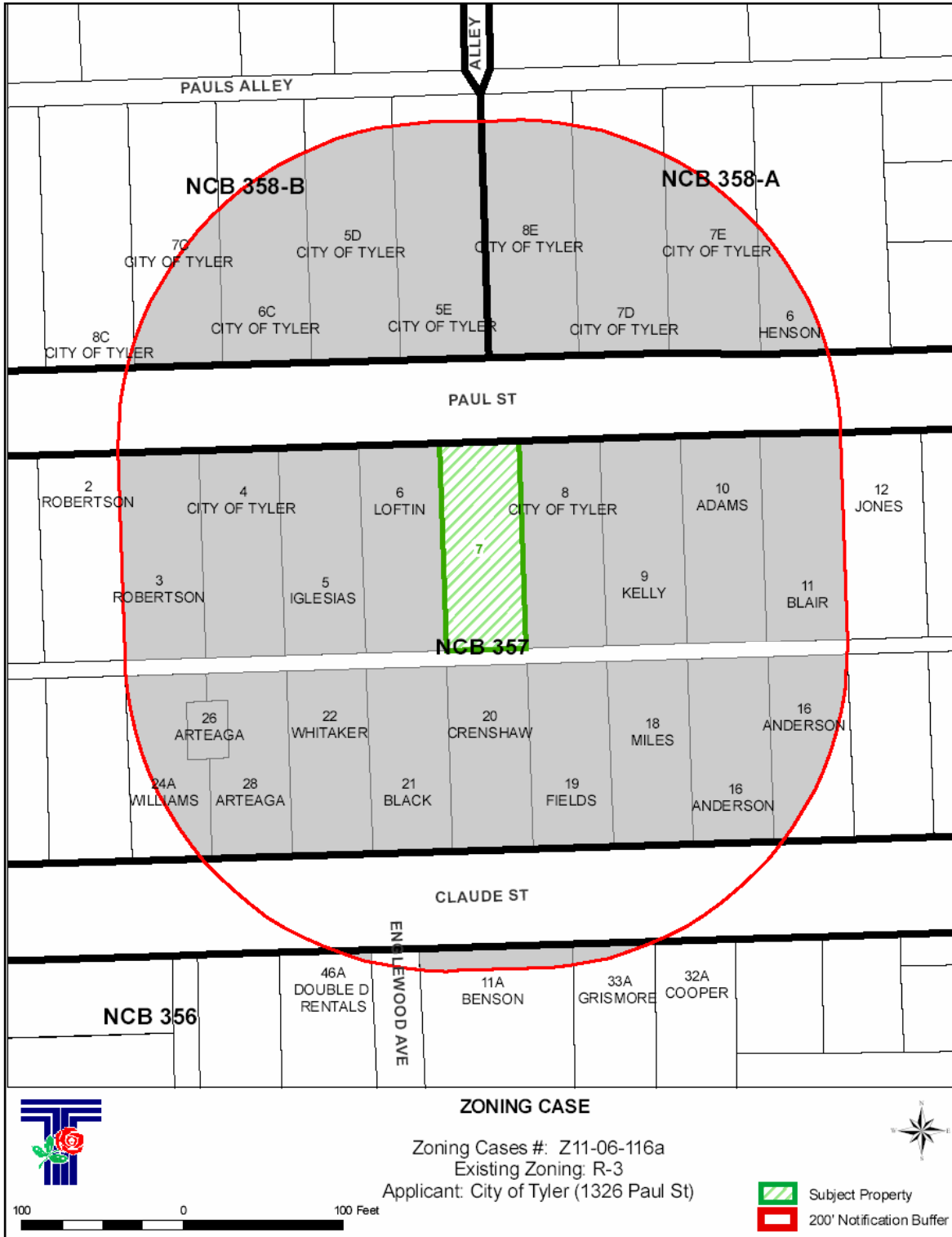
**RECOMMENDATION:**

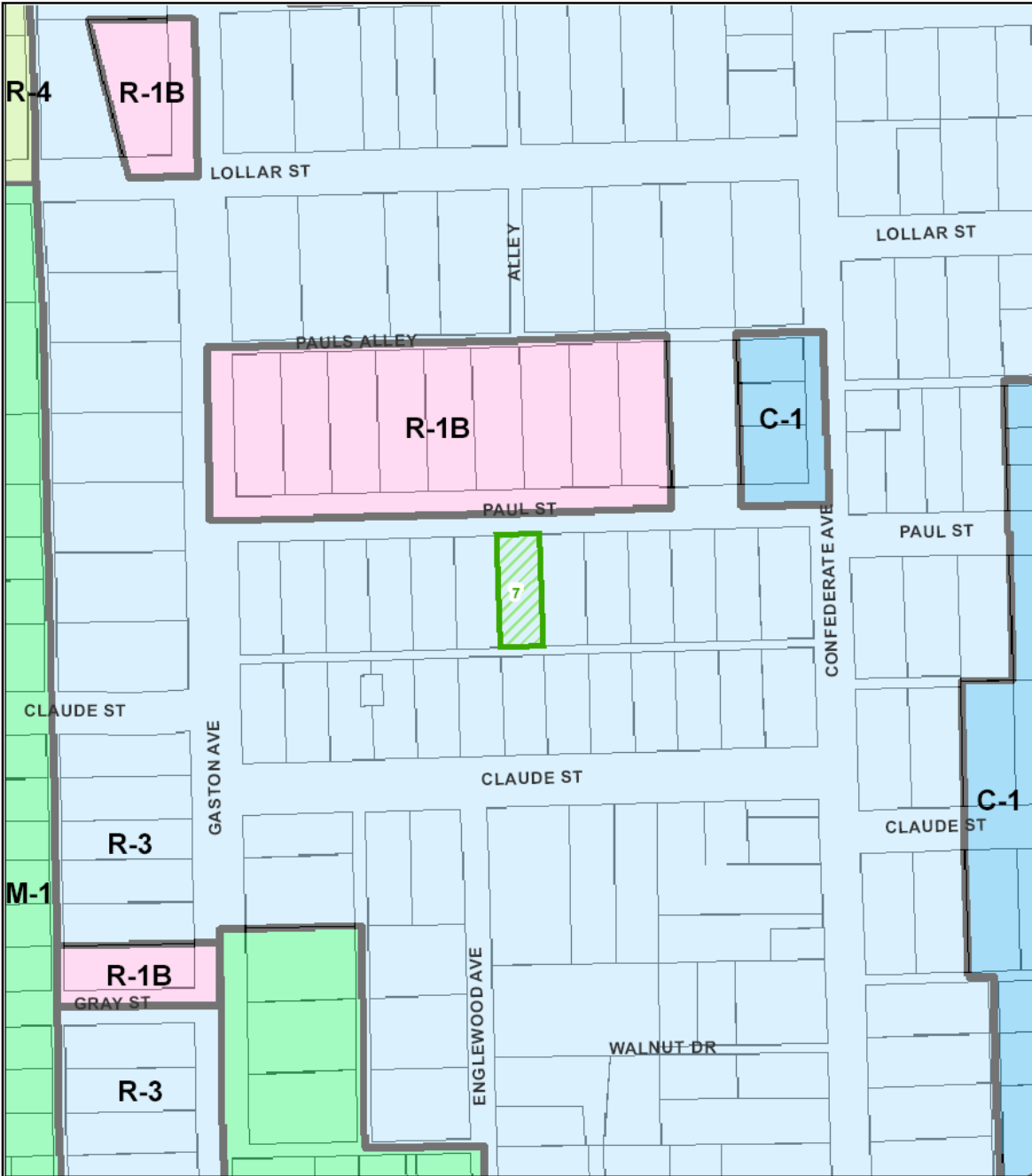
The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from "R-3" Multi-Family Residential District to "R-1B" Single-Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looping 'H' at the end.

**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**


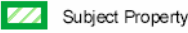
**Edited/Submitted By:**  
**City Manager**




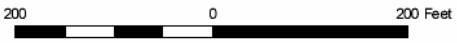


**ZONING CASE**

Zoning Cases #: Z11-06-116a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1326 Paul St)







**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-7**

**Date: November 21, 2006**

**Subject: APPLICATION Z11-06-117A CITY OF TYLER (1302 PAUL ST.)  
Request that the City Council consider a request to change the zoning from "R-3" Multi-Family Residential District to "R-1B" Single-Family Residential District on Lot 13 of NCB 357, one lot totaling .17± acres located at the southwest corner of the intersection of Paul Street and North Confederate Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet.**

**Page: 1 of 2**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District", allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the east, west, and south are zoned "R-3" Multi-Family Residential District, while property to the north is currently zoned "C-1" Light Commercial District. The "R-3" Multi-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as "R-3" Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will have a positive impact.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

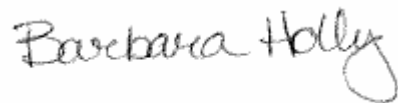
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-7**

**Page: 2 of 2**

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District.

A handwritten signature in cursive script that reads "Barbara Holly".

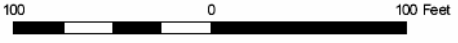
**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**

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

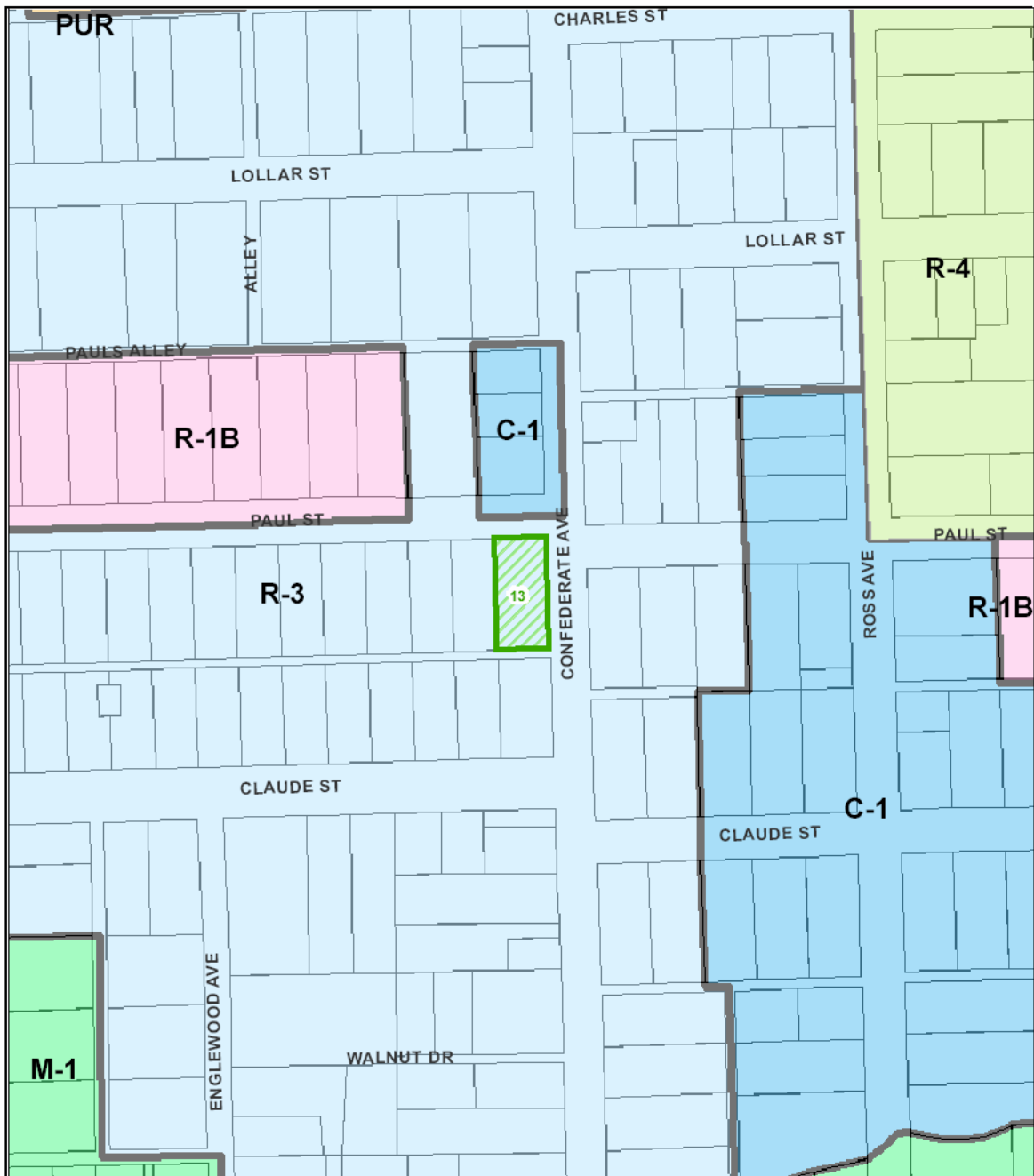


**ZONING CASE**

Zoning Cases #: Z11-06-117a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1302 Paul St)



- Subject Property
- 200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-117a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1302 Paul St)



200 0 200 Feet



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-8

**Date:** November 21, 2006

**Subject:** **APPLICATION Z11-06-118A CITY OF TYLER (1220 PAUL ST.)**  
**Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District on Lot 5 of NCB 357, one lot totaling .19± acres located at the southeast corner of the intersection of Paul Street and North Confederate Avenue, fronting 50± feet along the south side of Paul Street, with a maximum depth of 140± feet.**

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties are currently zoned “R-3” Multi-Family Residential District. The “R-3” Multi-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-3” Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will have a positive impact.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

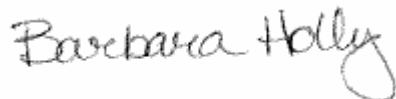
**Agenda Number: Z-8**

**Page: 2 of 2**

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

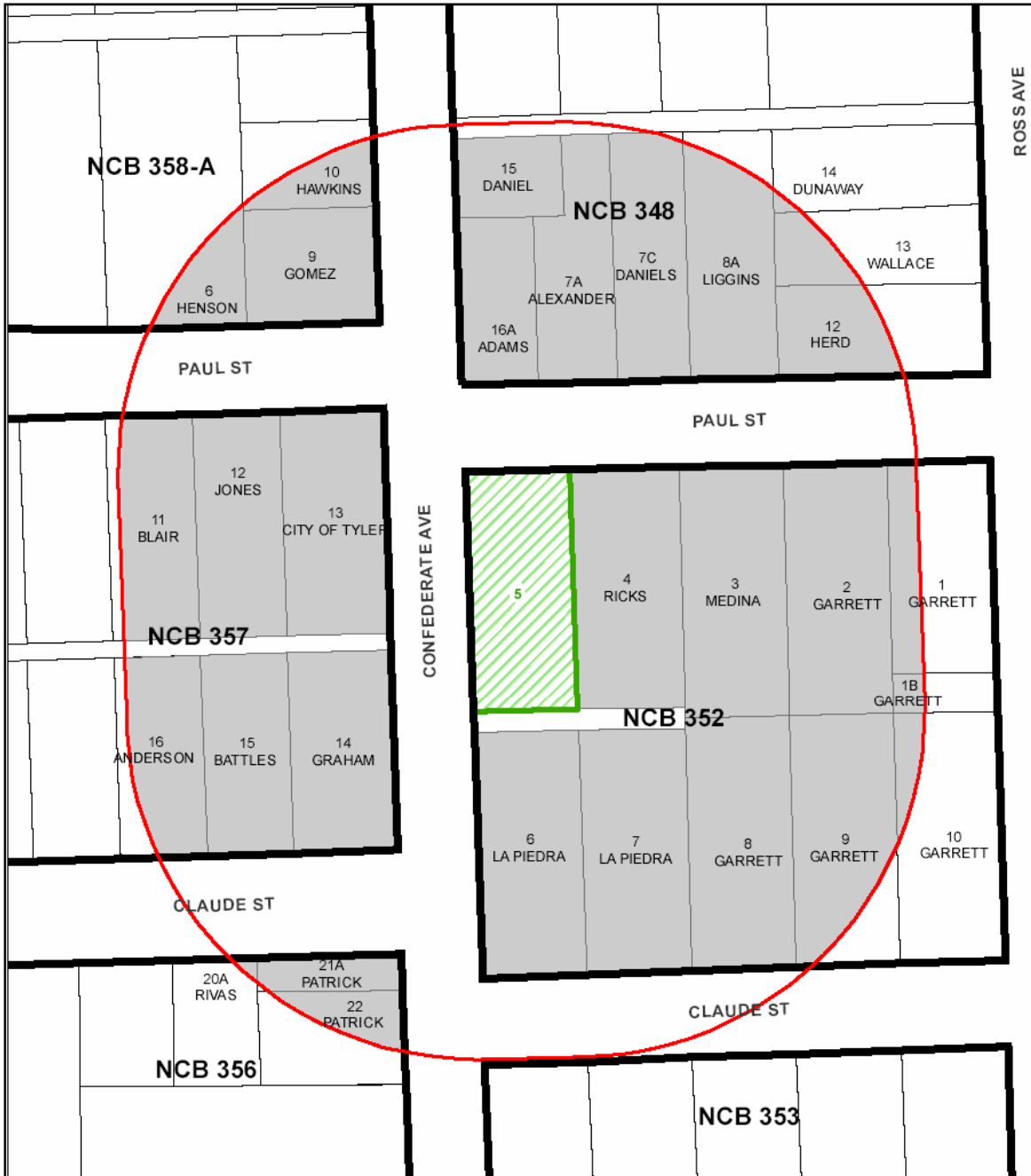
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District.

A handwritten signature in cursive script that reads "Barbara Holly".

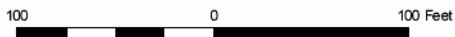
**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**

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

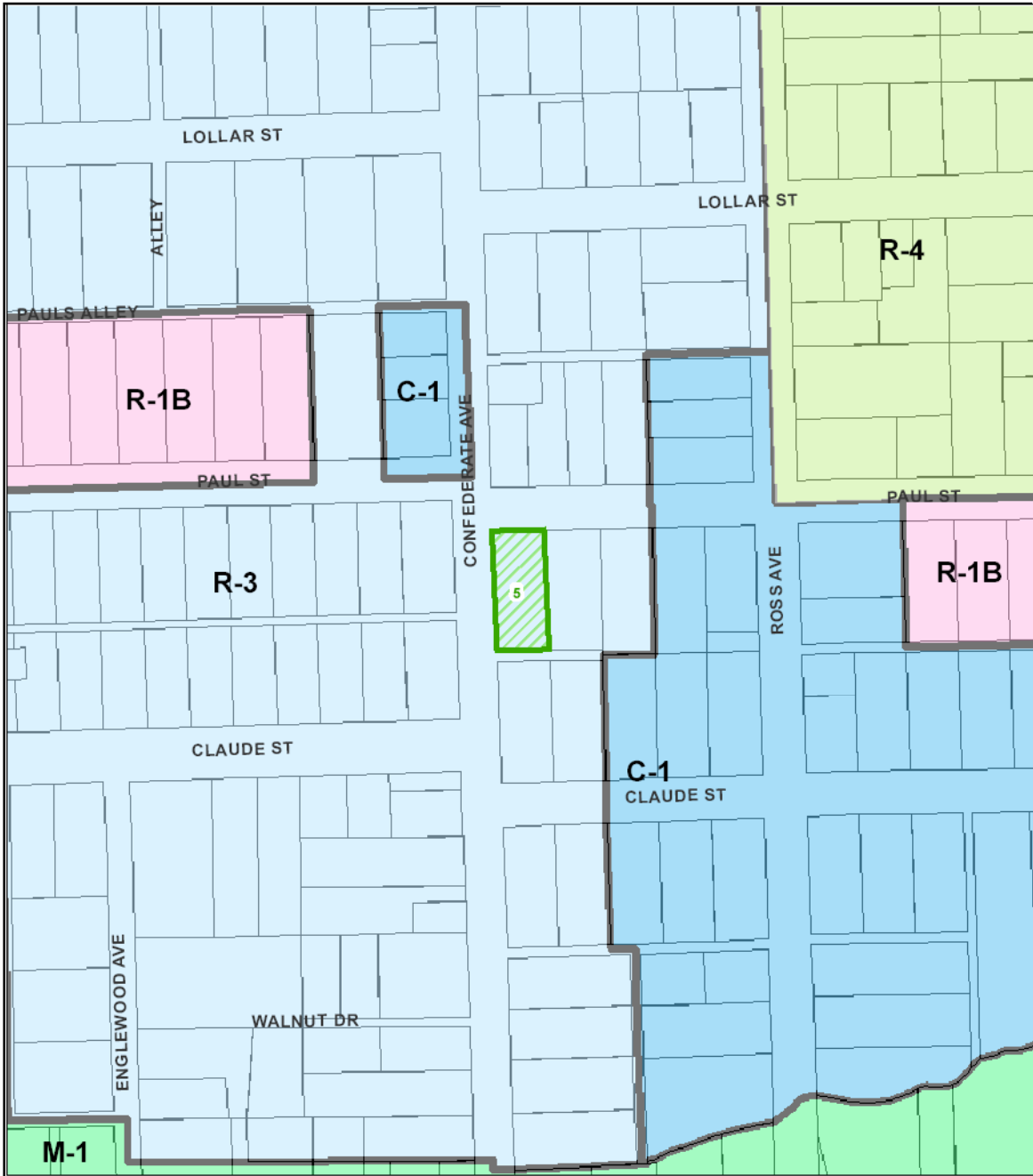


**ZONING CASE**

Zoning Cases #: Z11-06-118a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1220 Paul St)

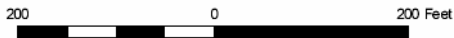


- Subject Property
- 200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-118a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1220 Paul St)



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number:** Z-9

**Date:** November 21, 2006

**Subject:** APPLICATION Z11-06-119A CITY OF TYLER (1408 PAUL ST.)  
Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District on Lot 4 of NCB 357, one lot totaling .14± acres located 150± feet east of the intersection of Paul Street and North Gaston Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet.

**Page:** 1 of 2

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the east, west, and south are currently zoned “R-3” Multi-Family Residential District, while property to the north is currently zoned “R-1B” Single-Family Residential District.

The “R-3” Multi-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-3” Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will be a continuation of the “R-1B” Single-Family Residential District to the north.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

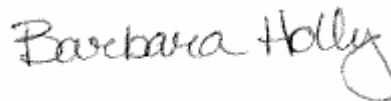
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-9**

**Page: 2 of 2**

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looping 'y' at the end.

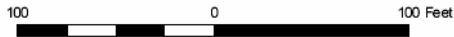
**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**



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

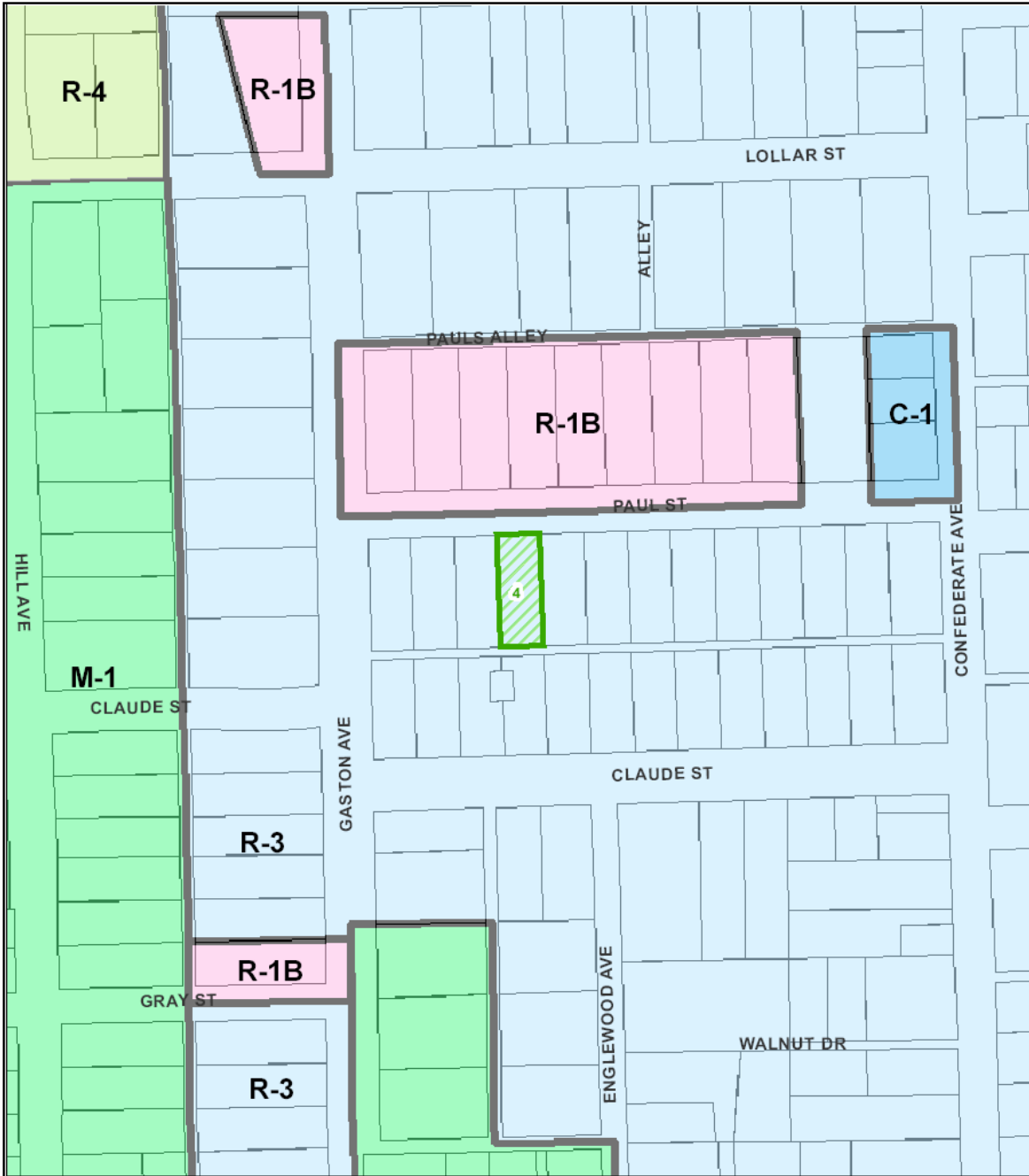


**ZONING CASE**

Zoning Cases #: Z11-06-119a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1408 Paul St)

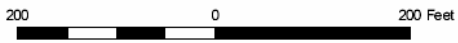


-  Subject Property
-  200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-119a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (1408 Paul St)



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-10**

**Date: November 21, 2006**

**Subject: APPLICATION Z11-06-120A CITY OF TYLER (314 GASTON AVENUE)**

**Request that the City Council consider a request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District on Lot 5 of NCB 366, one lot totaling .27± acres located west of the intersection of Paul Street and North Gaston Avenue, fronting 80± feet along the west side of North Gaston Avenue with a maximum depth of 150± feet.**

**Page: 1 of 2**

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the north and south are currently zoned “R-3” Multi-Family Residential District, while property to the east is zoned “R-1B” Single-Family Residential District, and property to the west is zoned “M-1” Light Industrial District.

The “R-3” Multi-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as “R-3” Multi-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will be a continuation of the “R-1B” Single-Family Residential District to the east.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

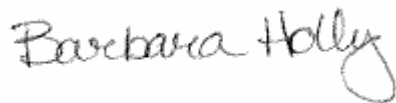
**Agenda Number: Z-10**

**Page: 2 of 2**

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

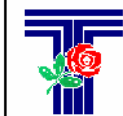
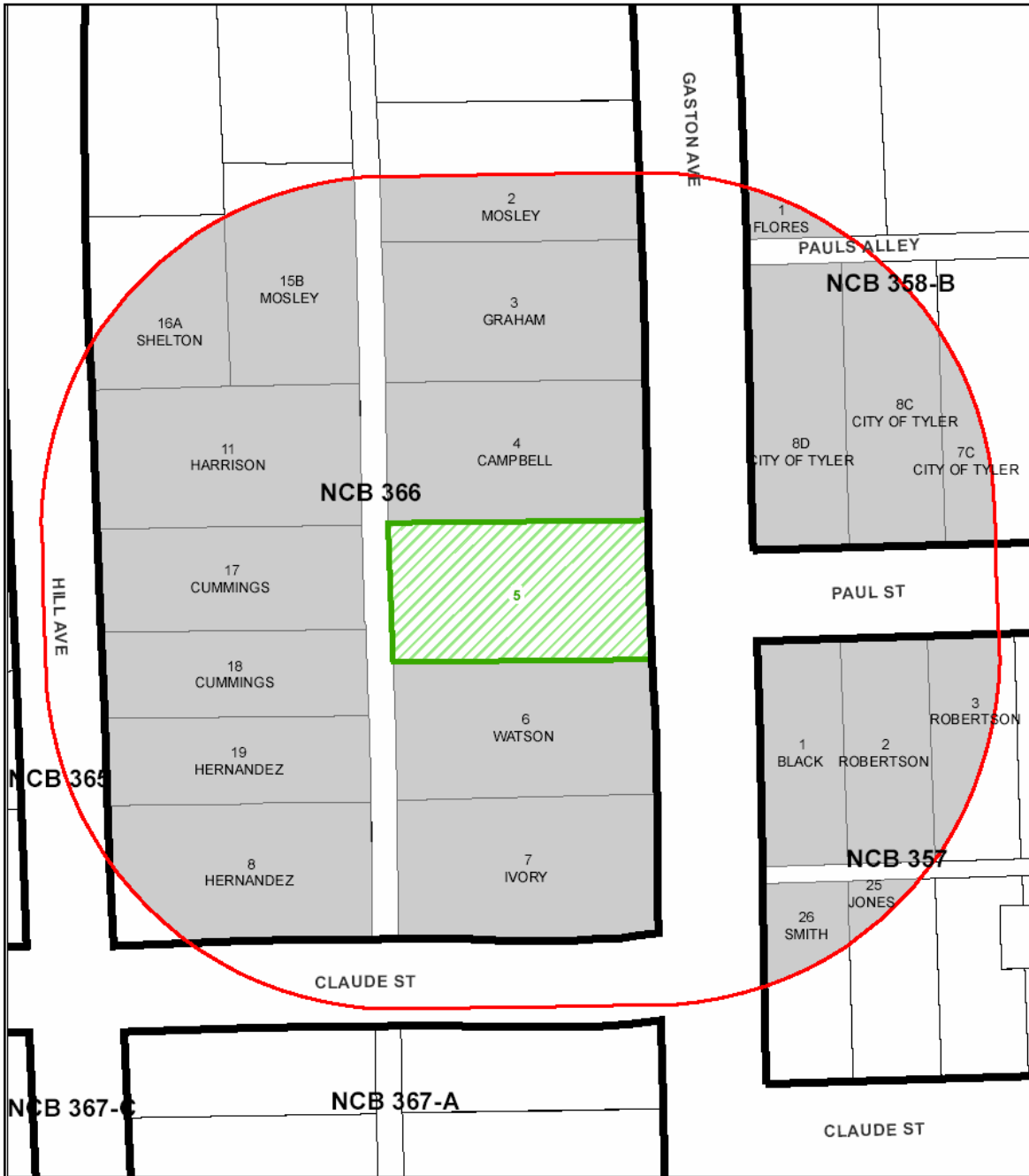
**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-3” Multi-Family Residential District to “R-1B” Single-Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive, flowing style.

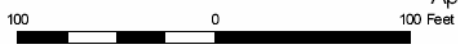
**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**

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

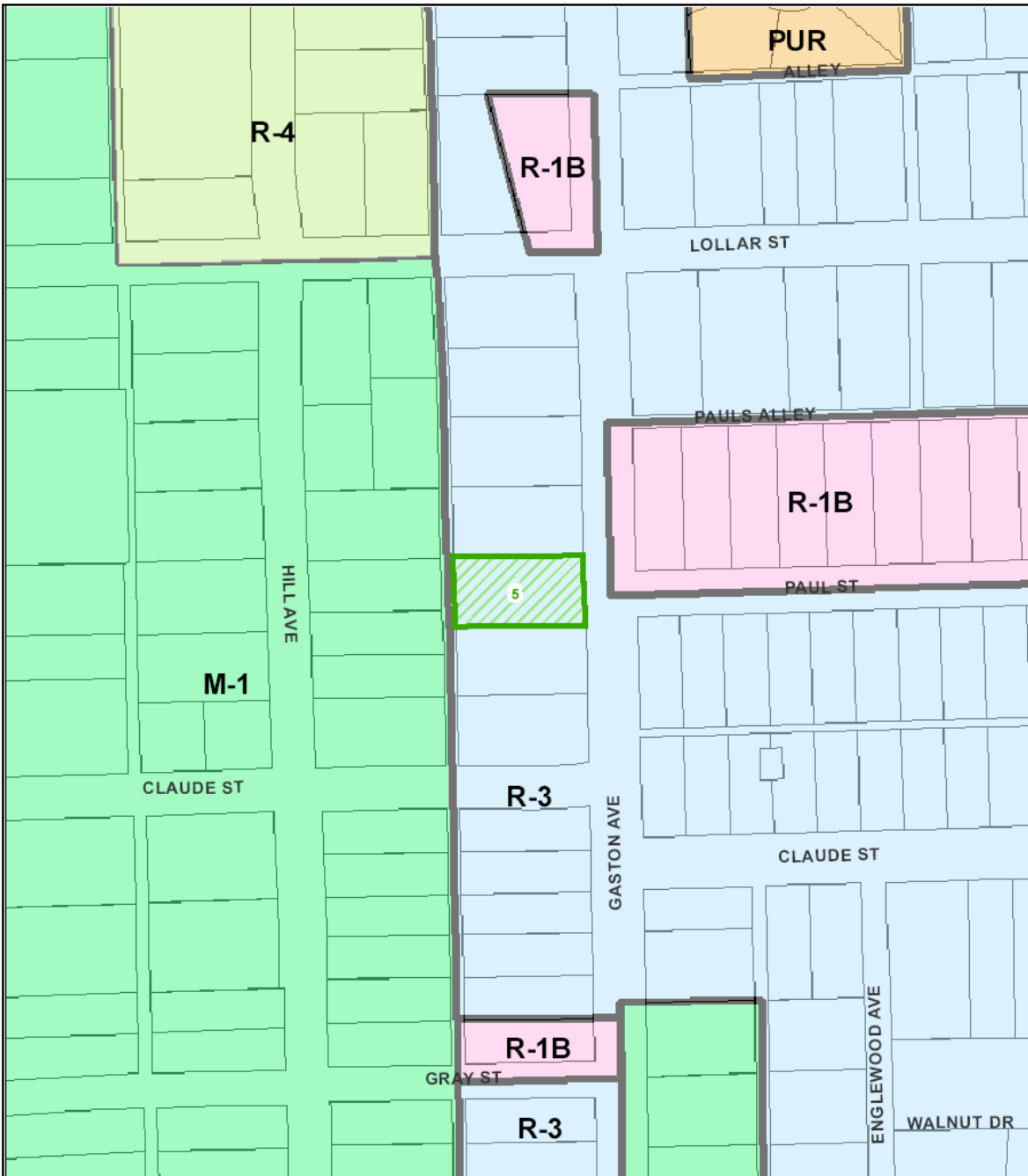


**ZONING CASE**

Zoning Cases #: Z11-06-120a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (314 N Gaston Ave)

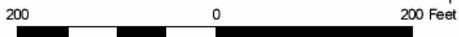



- Subject Property
- 200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-120a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (314 N Gaston Ave)



 Subject Property



**CITY OF TYLER  
CITY COUNCIL COMMUNICATION**

**Agenda Number: Z-11**

**Date: November 21, 2006**

**Subject: APPLICATION Z11-06-121A CITY OF TYLER (706 QUEEN ST.)  
Request that the City Council consider a request to change the zoning from "R-2" Two-Family Residential District to "R-1B" Single-Family Residential District on Lot 14A of NCB 206, one lot totaling .27± acres located 220± feet east of the intersection of Queen Street and Cannon Court, fronting 50± feet along the south side of Queen Street with a maximum depth of 255± feet.**

**Page: 1 of 2**

**Item Reference:**

The applicant is requesting a zoning change to allow for the development of a single-family home.

Section 10-210, "R-1B" Single-Family Residential District, allows for the development of single-family residential units, churches, public schools, and accessory buildings and uses which are incidental to the above uses, but not involved in the conduct of business. Maximum allowable building height is two and one-half (2-1/2) stories or forty-two (42) feet in height. Setback requirements are twenty-five (25) feet in the front and rear and six (6) feet on the side. Minimum lot size is 6,000 square feet.

Adjacent properties to the north, east and west are currently zoned "R-2" Two-Family Residential District (Duplex), while property to the south is currently zoned "C-1" Light Commercial District.

The "R-2" Two-Family Residential District in the area was approved when Tyler had a cumulative zoning policy. This policy allowed single-family residences in more intensive districts such as "R-2" Two-Family Residential District.

The continuing development of single-family structures will only enhance the beautification of and reinvestment in the area. This request is consistent with the development pattern in the area and will have a positive impact on the area.

As part of the Tyler 21 process, Staff will target neighborhoods with the intent to change the zoning to be compatible with recommended future land uses.

On November 7, 2006, the Planning and Zoning Commission held a public hearing on this request. No written letters of protest were filed and no one spoke in opposition to the request.

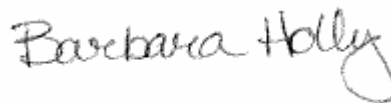
All other departments have reviewed the request and anticipate no significant impact on services or facilities by the proposed change.

**Agenda Number: Z-11**

**Page: 2 of 2**

**RECOMMENDATION:**

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from “R-2” Two-Family Residential District to “R-1B” Single-Family Residential District.

A handwritten signature in black ink that reads "Barbara Holly". The signature is written in a cursive style with a large, looping 'H' at the end.

**Drafted/Recommended By: Barbara Holly**  
**Department Leader Director of Planning**

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





**ZONING CASE**

Zoning Cases #: Z11-06-121a

Existing Zoning: R-3

Applicant: City of Tyler (706 W Queen St)

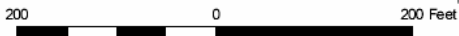


-  Subject Property
-  200' Notification Buffer



**ZONING CASE**

Zoning Cases #: Z11-06-121a  
 Existing Zoning: R-3  
 Applicant: City of Tyler (706 W Queen St)



 Subject Property

**ORDINANCE NO. 0-2006-95**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; DIRECTING THE AMENDMENT OF THE ZONING MAP; APPROVING ZONING AND SPECIAL USES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning changes and special uses should be made as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:**

**PART 1:** That the following zone changes and special uses are hereby approved as follows:

**I. APPLICATION Z10-06-108B**

That the following described property, which is currently zoned “R-2”, shall hereafter bear the zoning classification of “R-1A”, to wit:

Lot 11B of NCB 1100C, one (1) lot totaling 1.45± acres located 680.48± feet south of the intersection of Garrett Drive and McClenney Drive, fronting 90± feet along the west side of Garrett Drive with a maximum depth of 283.57± feet (8331 Garrett Drive).

**II. APPLICATION S10-06-110B**

That the following described property, which is currently zoned “AR”, shall hereafter be used under a new special use permit to allow for the continued operation of a bed and breakfast, to wit:

Lot 19 of NCB 82, one lot totaling .40± acres located at the southwest corner of the intersection of Bryan Street and Chilton Avenue, fronting 150.40± feet along the south side of Bryan Street and fronting 116.26± feet along the west side of Chilton Avenue (505 Chilton Avenue),

for a period of five (5) years.

**III. APPLICATION Z11-06-111A**

That the following described property, which is currently zoned “R-2”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lots 65 and 66 of NCB 857, two (2) lots totaling .32± acres located 391.40± feet north of the intersection of Jackson Street and Crosby Street, fronting 102± feet along the west side of

Crosby Street with a maximum depth of 136.05± feet (845 and 849 Crosby Street).

**IV. APPLICATION Z11-06-114A**

That the following described property, which is currently zoned “C-2”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 13 of NCB 1200, one (1) lot totaling .29± acres located 228.34± feet east of the intersection of Jordan Street and Gentry Parkway, fronting 100± feet along the south side of Jordan Street with a maximum depth of 126.73± feet (304 Jordan Street).

**V. APPLICATION Z11-06-115A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 1 of NCB 367B, one lot totaling .27± acres located at the southwest corner of the intersection of Gray Street and North Gaston Avenue, fronting 50± feet along the west side of North Gaston Avenue and fronting 150± feet along the south side of Gray Street (126 Gaston Avenue).

**VI. APPLICATION Z11-06-116A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 7 of NCB 357, one lot totaling .14± acres located 300± feet east of the intersection of Paul Street and North Gaston Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet (1326 Paul Street).

**VII. APPLICATION Z11-06-117A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 13 of NCB 357, one lot totaling .17± acres located at the southwest corner of the intersection of Paul Street and North Confederate Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet (1302 Paul Street).

**VIII. APPLICATION Z11-06-118A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 5 of NCB 357, one lot totaling .19± acres located at the southeast corner of the intersection of Paul Street and North Confederate Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 140± feet (1220 Paul Street).

**IX. APPLICATION Z11-06-119A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 4 of NCB 357, one lot totaling .14± acres located 150± feet east of the intersection of Paul Street and North Gaston Avenue, fronting 50± feet along the south side of Paul Street with a maximum depth of 130± feet (1408 Paul Street).

**X. APPLICATION Z11-06-120A**

That the following described property, which is currently zoned “R-3”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 5 of NCB 366, one lot totaling .27± acres located west of the intersection of Paul Street and North Gaston Avenue, fronting 80± feet along the west side of North Gaston Avenue with a maximum depth of 150± feet (314 Gaston Avenue).

**XI. APPLICATION Z11-06-121A**

That the following described property, which is currently zoned “R-2”, shall hereafter bear the zoning classification of “R-1B”, to wit:

Lot 14A of NCB 206, one lot totaling .27± acres located 220± feet east of the intersection of Queen Street and Cannon Court, fronting 50± feet along the south side of Queen Street with a maximum depth of 255± feet (706 Queen Street).

**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning changes.

**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause, or phrase of this ordinance and same are deemed severable for this purpose.

**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 21<sup>st</sup> day of November, 2006.

\_\_\_\_\_  
JOSEPH O. SEEBER, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

APPROVED:

\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

