



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-12

Date: November 21, 2006

Subject: APPLICATION Z10-06-097A S & T DEVELOPMENT

Request that the City Council consider a request to change the zoning from "R-1A" Single-Family Residential District to "PUR" Planned Unit Residential District with final site plan approval on a 12.03± acre portion of an 81.61± acre tract, Tract 2 in the T. Price Survey A-794. The subject property is located 320.21± feet west of the intersection of Three Lakes Parkway and Oak Alley. This property extends to a point 1201.13± feet south from Oak Alley and continues west 840.15± feet.

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Item Reference:

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

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 out 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 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.

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Staff has reviewed the application and states that property to the east is zoned "R-1A" Single-Family Residential District, while property to the south is a mixture of "R-TH" Townhouse Residential District, "PMF" Planned Multi-Family Residential District, and "PUR" Planned Unit Residential District. Property to the north is "C-1" Light Commercial District.

The site plan shows twenty-five lots ranging in size from .17 acres to .42 acres. The lots will be a minimum of 7,594 square feet. The site plan shows typical front setbacks of twenty feet, rear setback of fifteen feet and side setbacks of ten feet and zero feet. There is also a fifty-five foot proposed street.

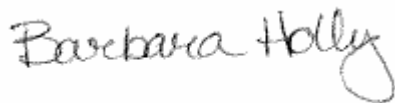
Staff states there will not be a negative impact on adjacent properties by the proposed development.

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. No one appeared on behalf of the application.

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

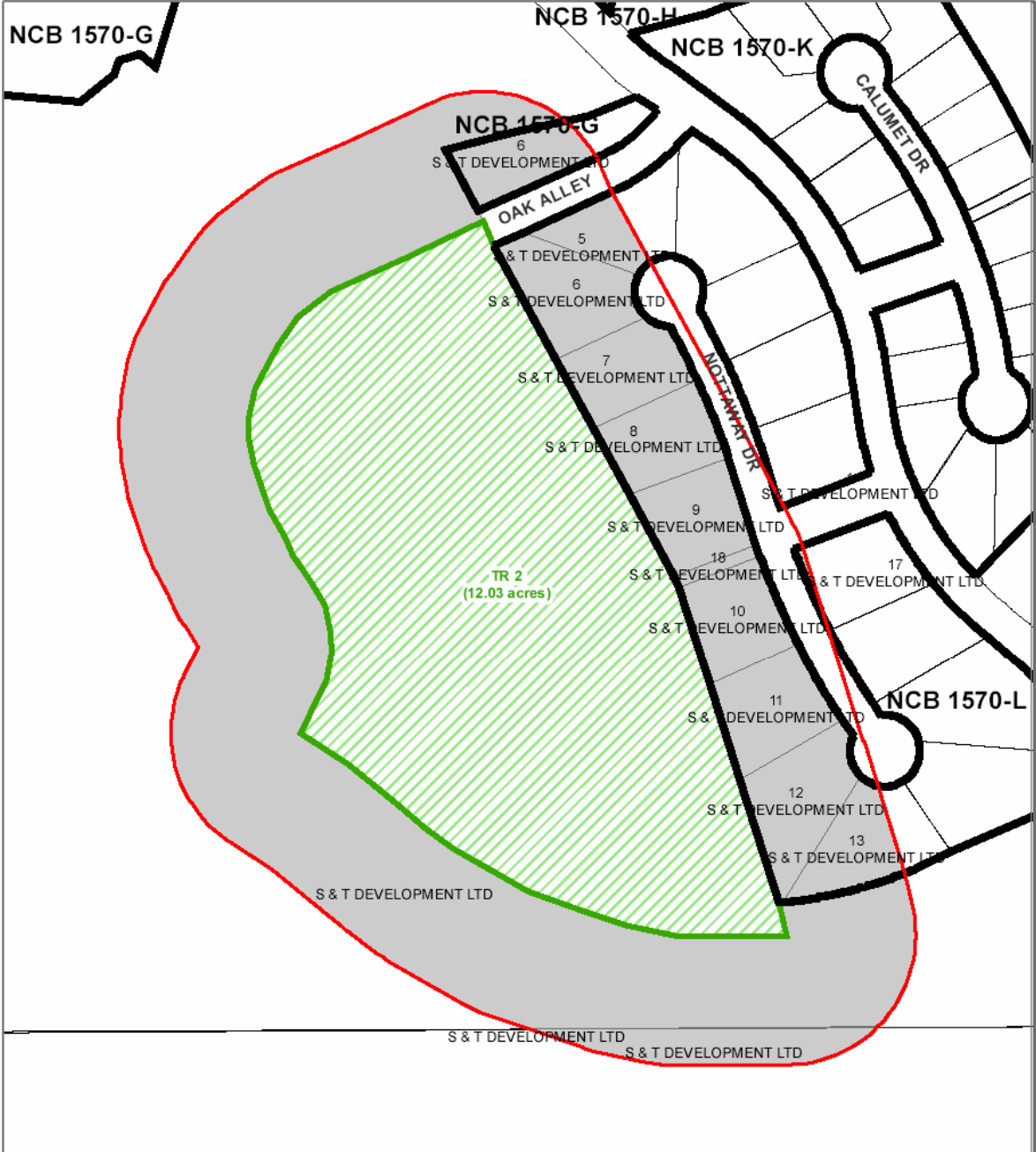
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 5-0, recommends approval of the request to change the zoning from "R-1A" Single-Family Residential District to "PUR" Planned Unit Residential District with final site development plan approval.



Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager

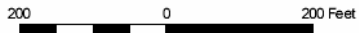


ZONING CASE

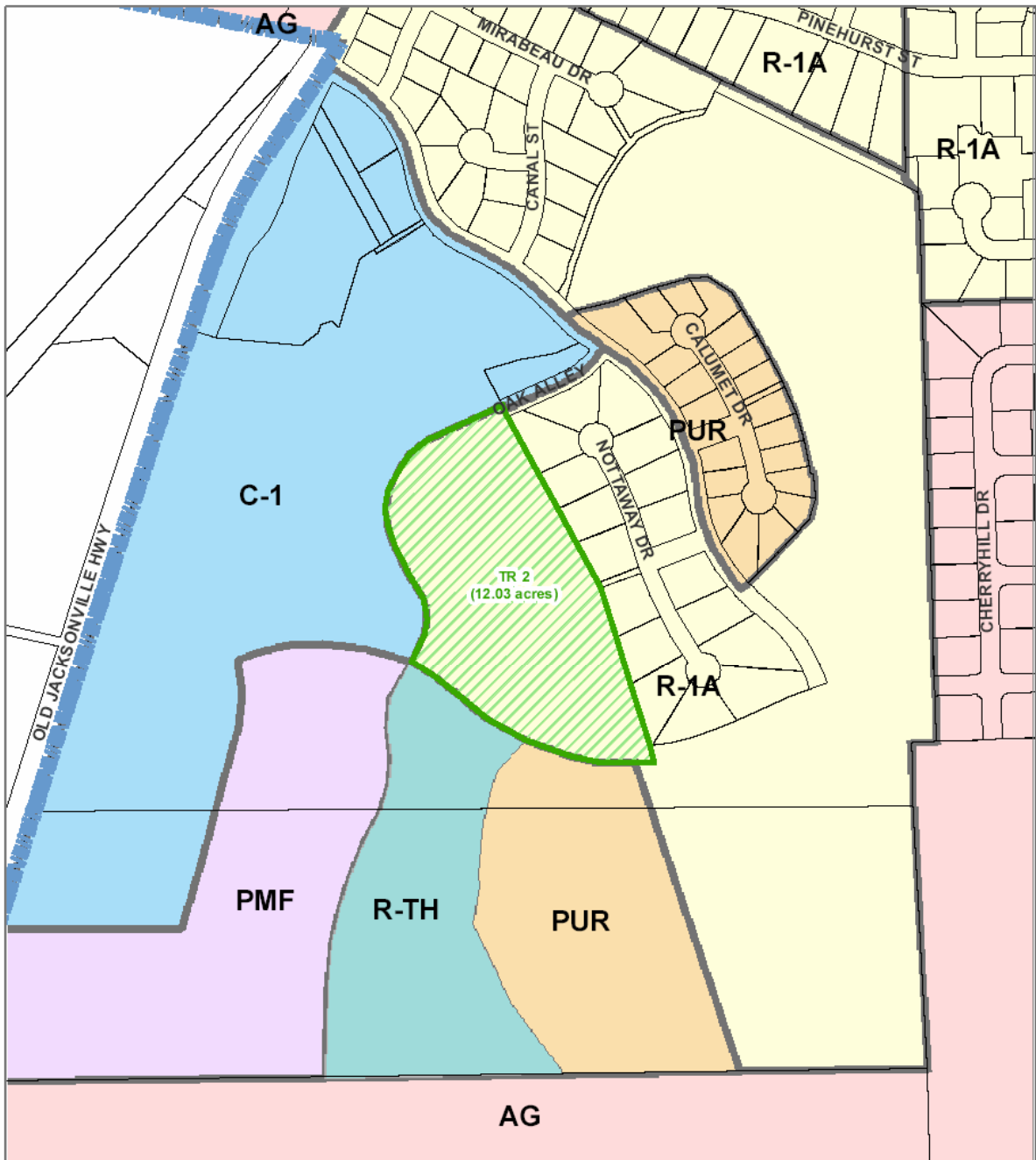
Zoning Case #: Z10-06-097a

Existing Zoning: R-1A

Applicant: S & T DEVELOPMENT, LTD

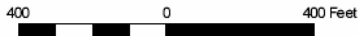




- Subject Property
- 200' Notification Buffer



ZONING CASE

Zoning Case #: Z10-06-097a
 Existing Zoning: R-1A
 Applicant: S & T DEVELOPMENT, LTD



-  City Limits
-  Subject Property

ORDINANCE NO. O-2006- 96

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; 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 change 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 change is hereby approved as follows:

I. APPLICATION Z10-06-097A

That the following described property, which has heretofore been zoned "R-1A" Single Family Residential, shall hereafter bear the zoning classification of "PUR" Planned Unit Residential District with final site development plan approval, to-wit:

A 12.03± acre portion of an 81.61± acre tract, Tract 2 in the T. Price Survey A-794. The subject property is located 320.21± feet west of the intersection of Three Lakes Parkway and Oak Alley. This property extends to a point 1201.13± feet south from Oak Alley and continues west 840.15± feet,

in accordance with the site development plan attached hereto as Exhibit "A".

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 change.

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 21st day of November, A.D., 2006.

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

A T T E S T:

CASSANDRA BRAGER, CITY CLERK

APPROVED:

CITY ATTORNEY

EXHIBIT "A" TO ORDINANCE 0-2006-96

OAK HOLLOW

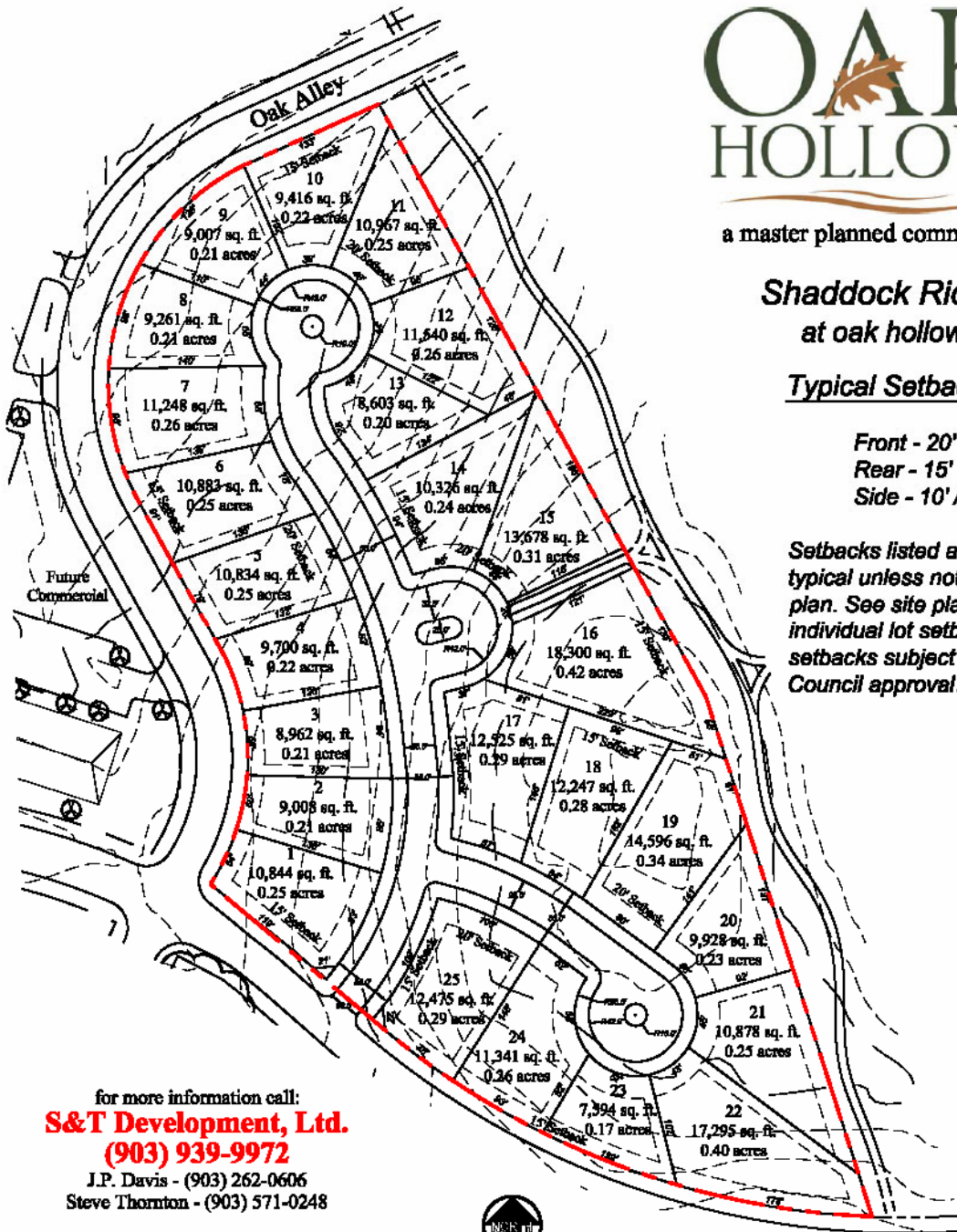
a master planned community

Shaddock Ridge at oak hollow

Typical Setbacks

Front - 20'
Rear - 15'
Side - 10' / 0'

Setbacks listed above are typical unless noted on plan. See site plan for individual lot setbacks. All setbacks subject to City Council approval.



for more information call:
S&T Development, Ltd.
(903) 939-9972

J.P. Davis - (903) 262-0606
Steve Thornton - (903) 571-0248

 **Planning Concepts**
Urban Planning - Design - Land Use Solutions
3815 Old Bullard Road - Tyler, Texas 75701 - 903.561.4950



GRAPHIC SCALE

