



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-10

Date: February 28, 2007

Subject: APPLICATION Z02-07-011A 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 on a 15.72+/- acre tract situated in the Thomas Price Survey, Abstract 794, Smith County Texas, and being more particularly described by Exhibit “A” attached to the ordinance thereof. This property is located at the end of Three Lakes Parkway, east of Old Jacksonville Highway and due south of Dueling Oaks extended at the southeast corner of the Oak Hollow subdivision.

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change to allow for the development of zero lot line garden homes.

Section 10-217 “PUR” Planned Unit Residential District allows detached single family residences by right subject to an approved site plan. The submitted site plan shows a 69 lot subdivision with protected open space areas at the rear of the back-to-back lots, with a 100 foot greenbelt on the west that accommodates a walking trail that can connect to the future extension of the Rose Rudman trail to the north and Jack Elementary School to the south.

The houses will be set back 20 feet from the front yards, 15 feet from the rear yards, and each will have one 10 foot side yard, with the remaining side being constructed on the property line (with no encroachments over the property line). Street trees are proposed at the edge of the right-of-way.

The three interior roads are proposed to be public roads, with roundabouts for traffic calming and to beautify the area. The developers have agreed to maintain the interior landscape islands so that these green areas are not subject to city maintenance.

The development plan is attached for City Council review and approval (Exhibit B).

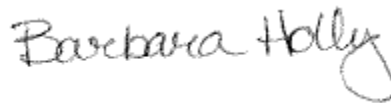
This request is consistent with the future land use map that indicates low density residential in this area, with an overall 4.8 du/ac. density for the development.

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Of the 13 notices mailed, one notice was returned in favor of the application and no notices were returned in opposition to the request.

RECOMMENDATION:

The Planning Commission, by a vote of 7-0, recommends approval of the request to change the zoning from “R-1A” Single-Family Residential District to “PUR” Planned Unit Residential subject to the attached site plan.

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

Drafted/Recommended By:
Department Leader

Barbara Holly
Director of Planning

Edited/Submitted By:
City Manager



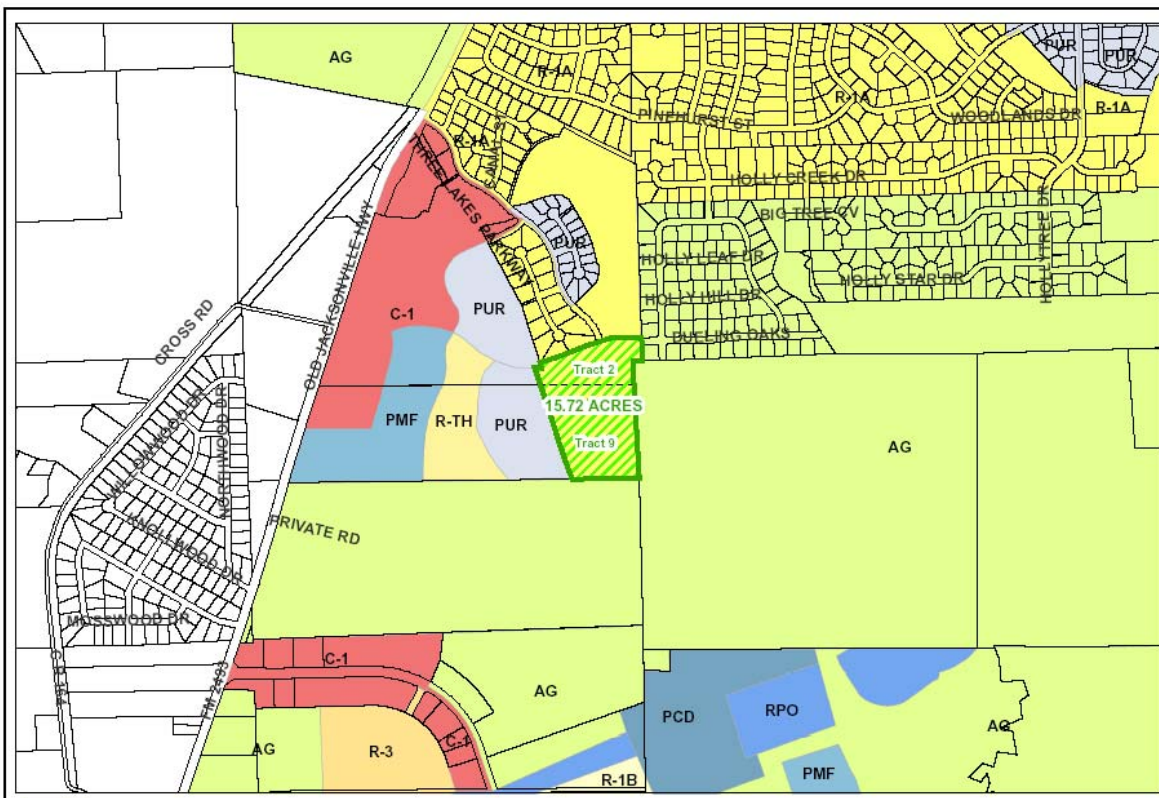
100 0 100 Feet

ZONING CASE

Zoning Cases #: Z02-07-011A
 Existing Zoning: R-1A Proposed Zoning: PUR
 Applicant: S&T DEVELOPMENT



 Subject Property
 200' Notification Buffer



ZONING CASE

Zoning Cases #: Z02-07-011A
 Existing Zoning: R-1A Proposed Zoning: PUR
 Applicant: S&T DEVELOPMENT



 Subject Property

ORDINANCE NO. O-2007-21

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 Z02-07-011A

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

A15.72+/- acre tract situated in the Thomas Price Survey, Abstract 794, Smith County Texas, and being more particularly described by Exhibit A. This property is located at the end of Three Lakes Parkway, east of Old Jacksonville Highway and due south of Dueling Oaks extended at the southeast corner of the Oak Hollow subdivision,

in accordance with the site development plan attached hereto as Exhibits "A" and "B".

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 28th day of February, A.D., 2007.

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

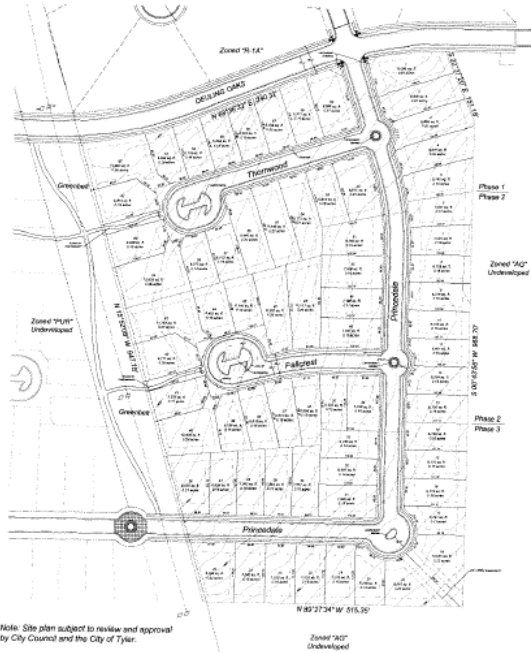
A T T E S T:

CASSANDRA BRAGER, CITY CLERK

APPROVED:

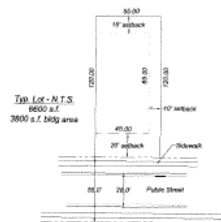
CITY ATTORNEY

EXHIBIT "A" TO ORDINANCE NO. 0-2007-21



OAK HOLLOW *Bishops Gate at oak hollow*

a master planned community



Site Information

Developer:
S&T DEVELOPMENT, LLC
4560 KINSEY DR., STE. 1
TYLER, TX. 75703

Total Acres - 15.51 Acres
Current Zoning - R-1A
Proposed Zoning - PURP

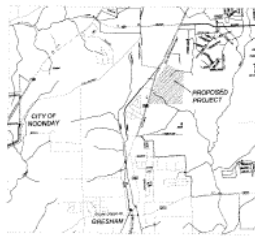
Setbacks: Front - 20'
Rear - 10'
Side - 10' / 0'
(10' between structures)
12' Side setback where adjacent to Right-of-Way

(All setbacks subject to City Council approval)

Total Lots - 68
Density - 4.45 units / acre

All lots to have a minimum two car garage and two car driveway.
Additional Parking provided in Cut-Through.
All streets shown on plan to be public.
All lots to have access only to internal streets.

Site Plan Prepared by:
Planning Concepts
Tyler, Texas
936-561-4950



OAK HOLLOW

a master planned community

Bishops Gate 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.

Lots only have access to the internal streets.

for more information call:
S&T Development, Ltd.
 (903) 939-9972
 J.P. Davis - (903) 262-0606
 Steve Thornton - (903) 571-0248

