



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-10

Date: April 25, 2007

Subject: APPLICATION Z03-07-025B P.A.T.H.
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 Lots 14-18 of NCB 419 in the City of Tyler Original Plat (Book 3436, Page 682 D.R.S.C.T.), five lots totaling approximately 30,250 sq. ft. located at the northeast corner of the intersection of Harpole Street and N. Bois d’Arc Avenue, on the east side of N. Bois d’Arc Avenue (1805, 1809, &1813 North Bois d’Arc Ave. and 215 & 219 W. Harpole St).

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the north, east, south and west are currently zoned “R-2” Two-Family Residential District.

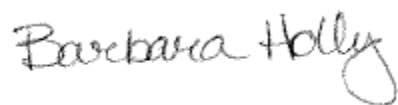
The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

Of the 19 notices mailed, one notice was returned in favor or none returned in opposition to the application.

Agenda Number: Z-10

RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager



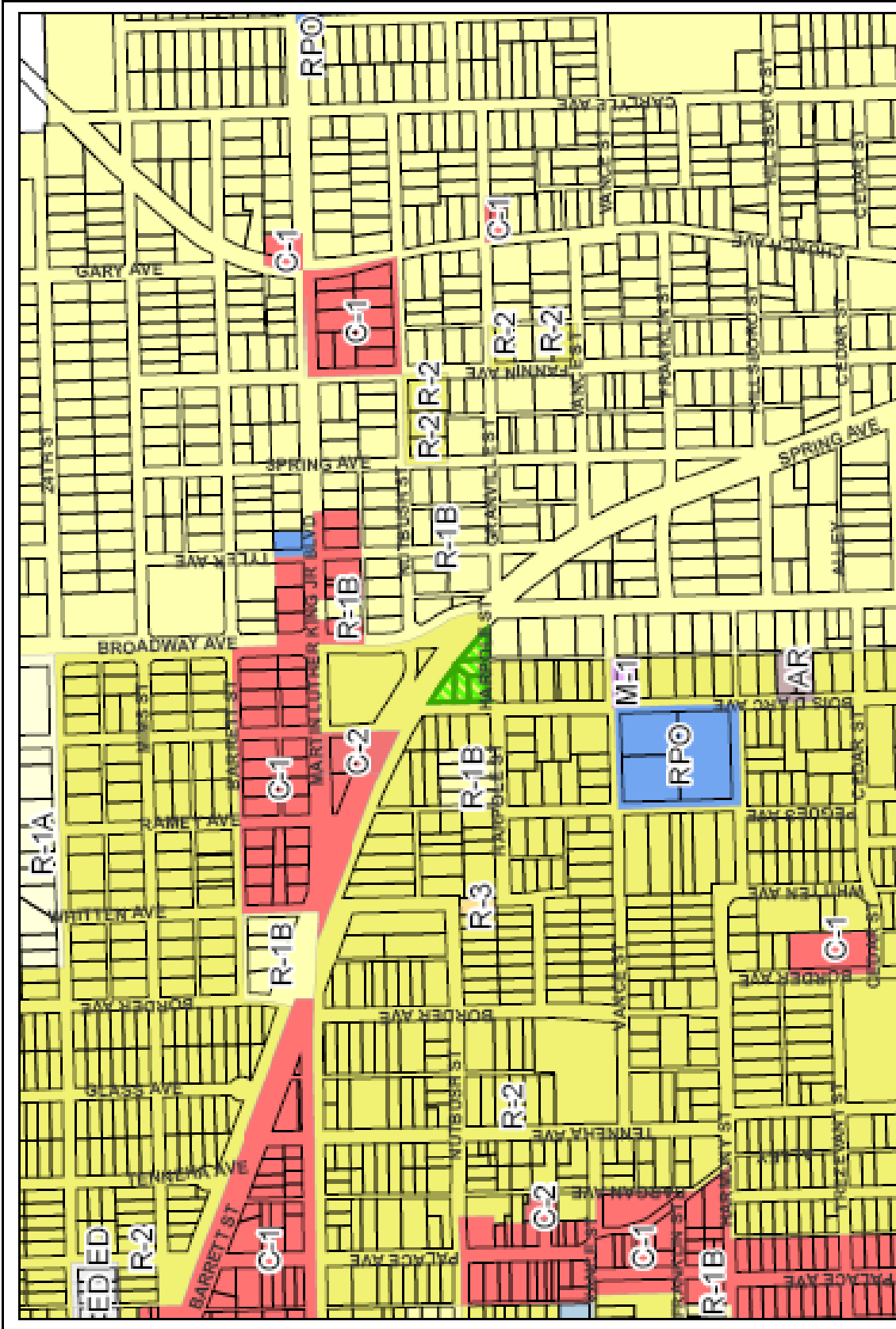
0 50 100 Feet

ZONING CASE

Zoning Cases #: 2013-07-0256
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



Subject Property
 200 Northlake Blvd



Sealed Property

ZONING CASE

Zoning Cases #: 2013-07-0258
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



0 50 Feet



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-11

Date: April 25, 2007

Subject: **APPLICATION Z03-07-026B P.A.T.H.**
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 Lots 18 & 19 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), two lots totaling approximately 20,410 sq. ft. located on the south side of Harpole Street and west of the Bois d’Arc Avenue intersection (308 & 316 Harpole St.).

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the south, east and west are currently zoned “R-2” Two-Family Residential District, however the actual use is single family residential and properties to the north are currently zoned “R-1B” Single Family Residential District.

The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

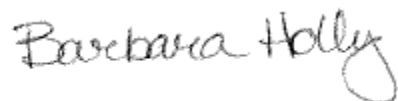
Of the 13 notices mailed, no notices were returned in favor or in opposition to the application.

Agenda Number: Z-11

Page: 2 of 2

RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

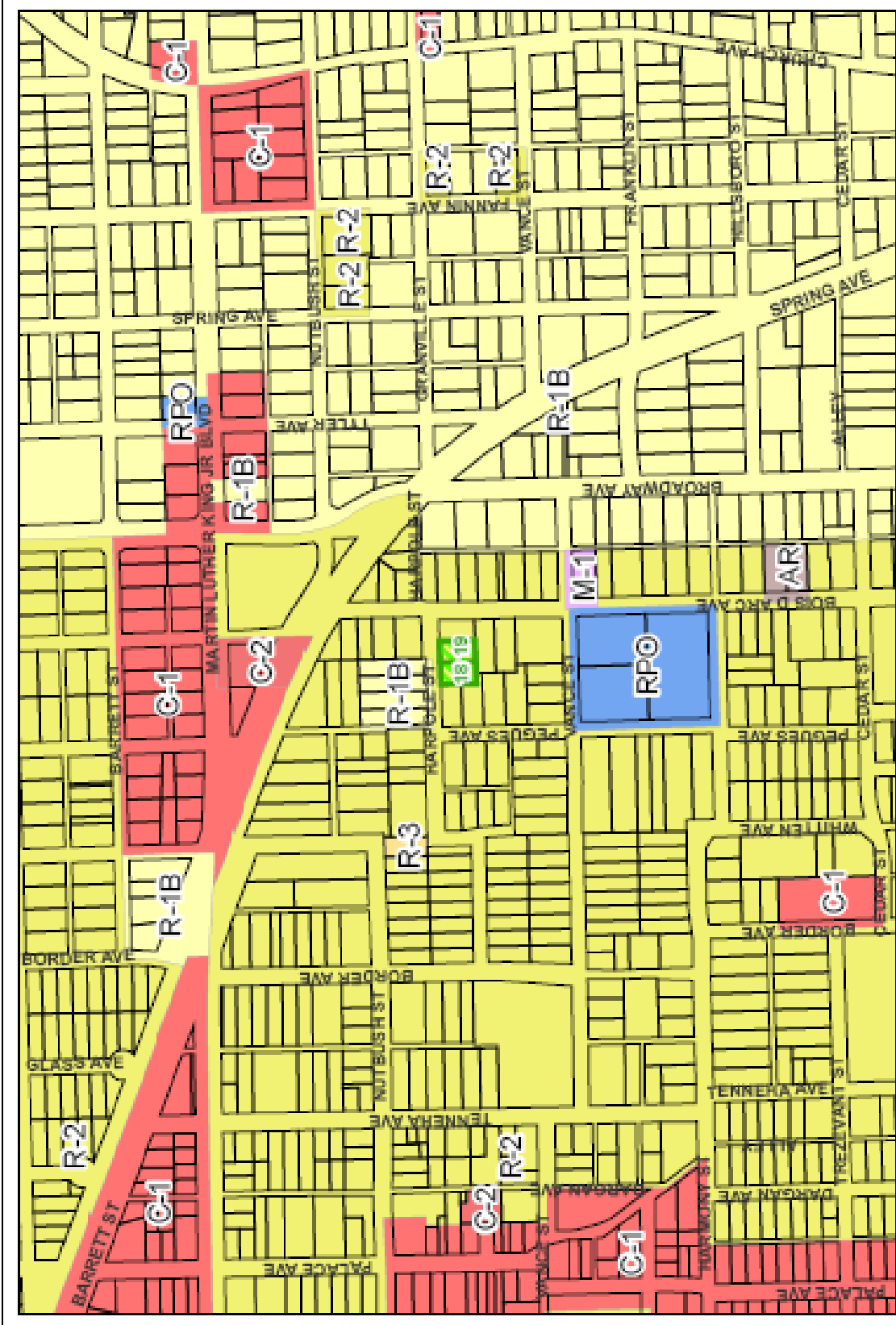
**Drafted/Recommended By: Barbara Holly
Department Leader**

**Edited/Submitted By:
City Manager**



ZONING CASE
 Zoning Cases #: 203-07-026B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.





ZONING CASE
 Zoning Cases #: 203-07-026B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: PA, T.H.





**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-12

Date: April 25, 2007

**Subject: APPLICATION Z03-07-027B P.A.T.H.
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 Lots 2 & 3 of NCB 773C in the Woldert Heights Subdivision` (Book 3621, Page 841 D.R.S.C.T.), two lots totaling approximately 15,000 sq. ft. located on the east side of N. Grand Avenue and north of the 33rd Street intersection (3207 & 3209 N. Grand Ave.).**

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the north, south, east and west are currently zoned "R-2" Two-Family Residential District; however the actual use is single family residential.

The Future Land Use Map designates this site as Low Density Residential and the request for "R-1B" Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

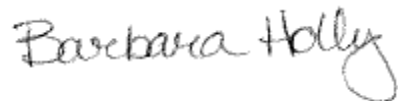
Of the 11 notices mailed, no notices were returned in favor and one notice was returned in opposition to the application. The protest calculation is 3.02%.

Agenda Number: Z-12

Page: 2 of 2

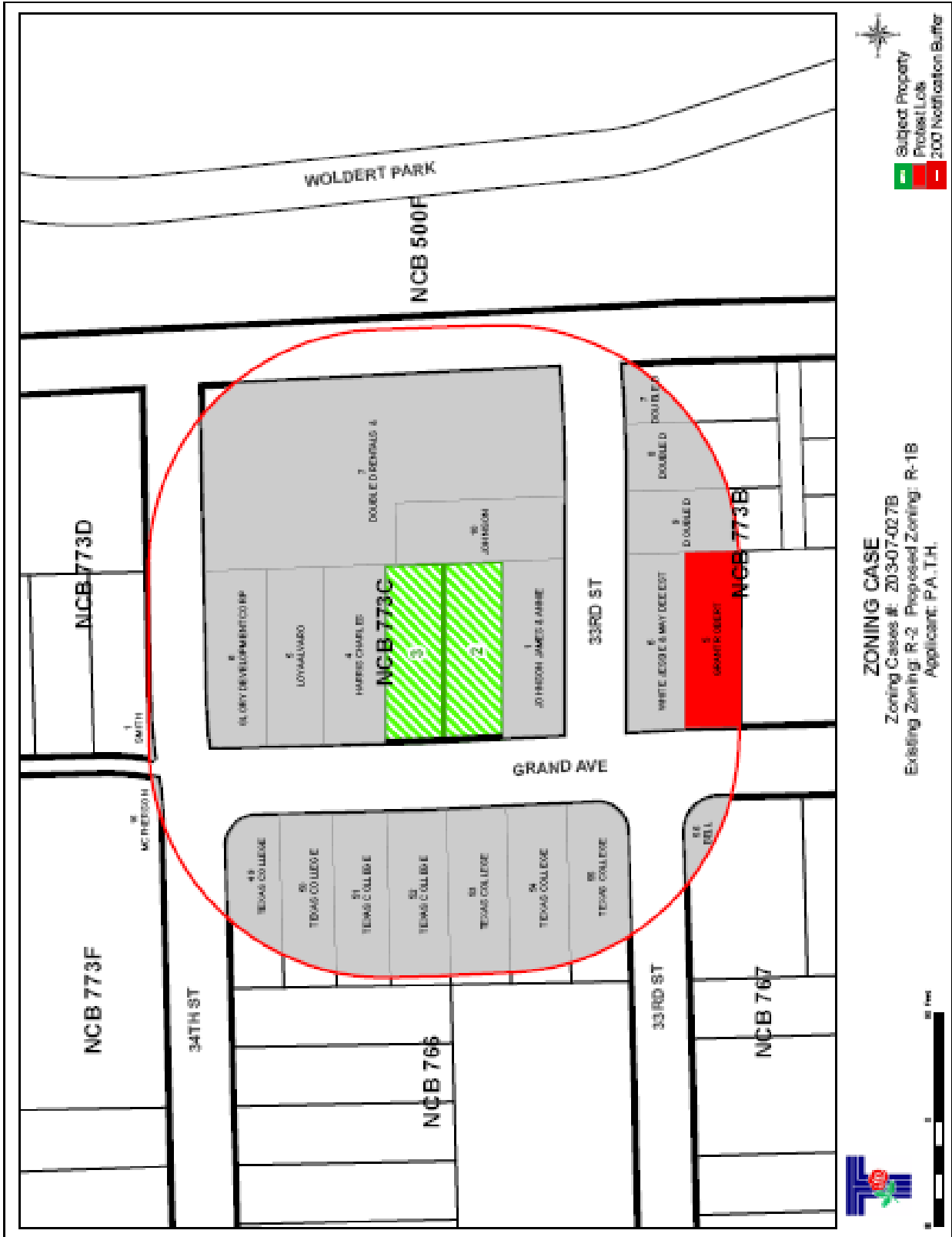
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager

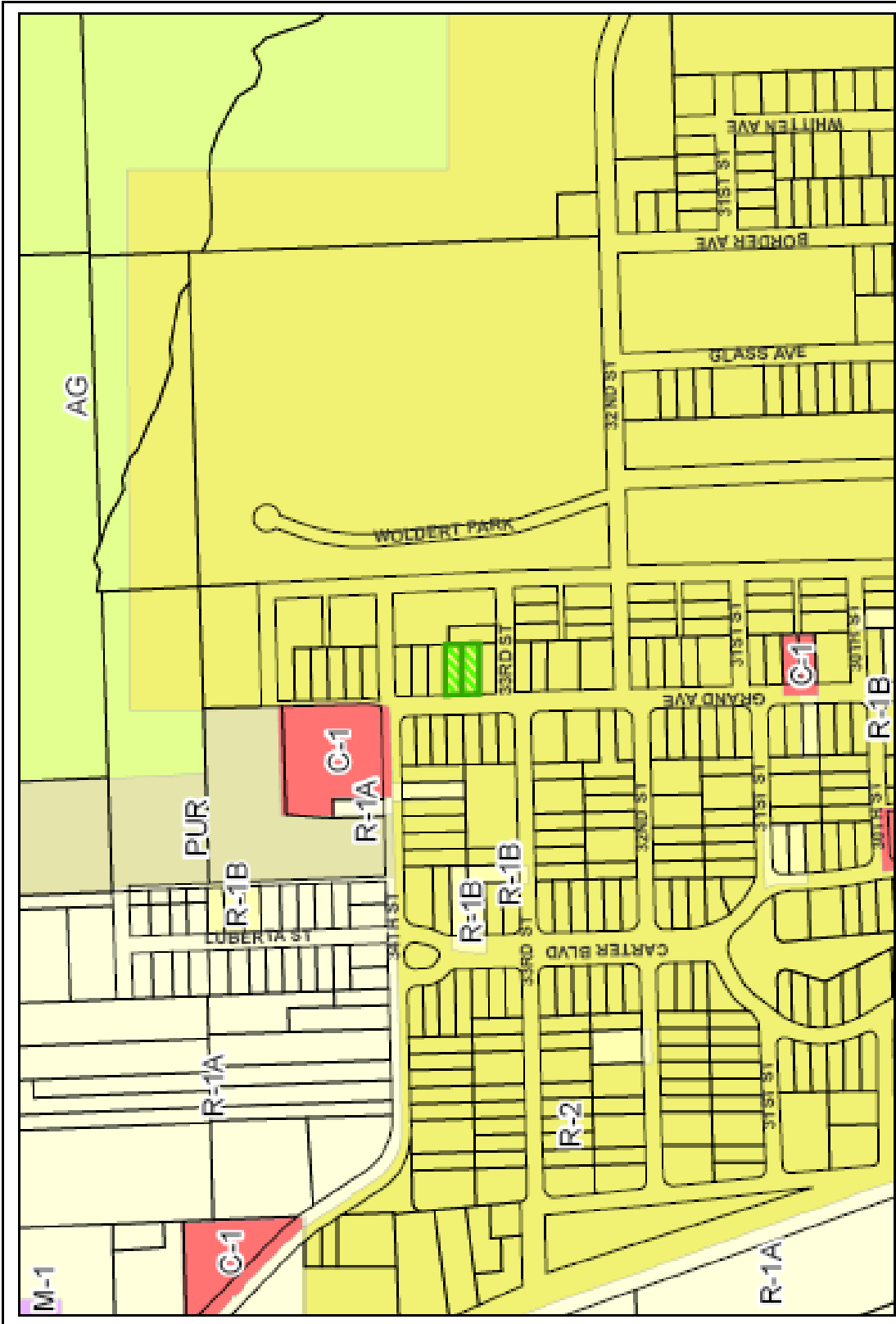


ZONING CASE
 Zoning Cases #: 203-07-027B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A. T.H.

Subject Property
 Project Lots
 200 Notification Buffer

City of Houston
 Planning Department

0 50 Feet



ZONING CASE

Zoning Cases #: 2013-07-027B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.





**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-13

Date: April 25, 2007

Subject: APPLICATION Z03-07-028B P.A.T.H.
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 14 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), one lot totaling approximately 9,380 sq. ft. located one lot north of the intersection of Vance Street and Pegues Avenue on the east side of Pegues Avenue (1705 Pegues Ave.).

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the south, east and west are currently zoned “R-2” Two-Family Residential District; however the actual use is single family residential and properties to the north are currently zoned “R-1B” Single Family Residential District

The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

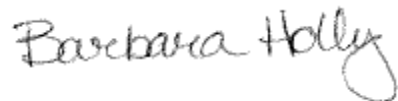
Of the 10 notices mailed, no notices were returned in favor or in opposition to the application.

Agenda Number: Z-13

Page: 2 of 2

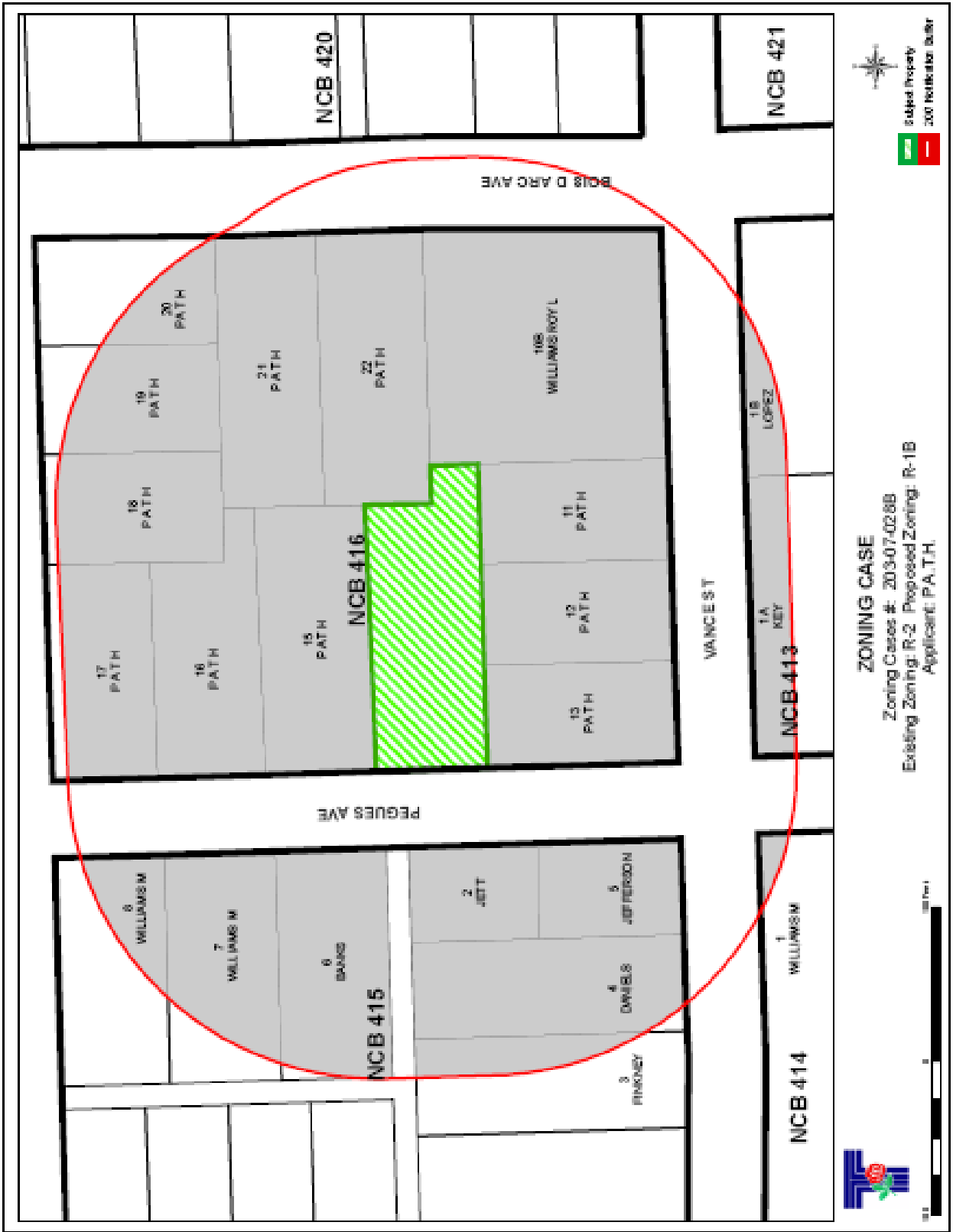
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager



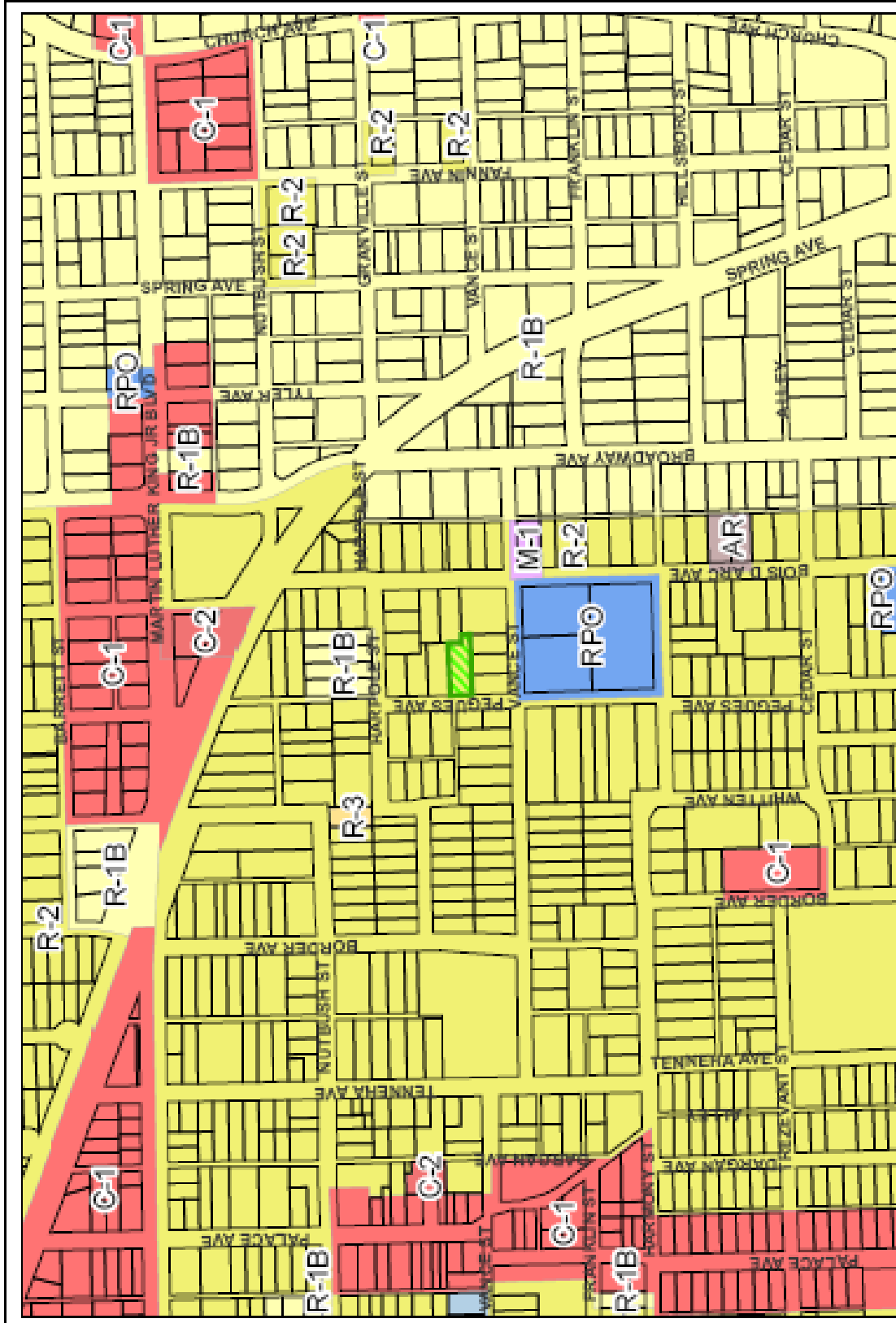
Scale: 1" = 100' (1:100)

ZONING CASE

Zoning Cases #: 2013-07-0288
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



Subject Property
 200' Indicator Buffer



Scale: 0 10 20 Feet

ZONING CASE

Zoning Cases #: 203-07-02-8B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



Subject Property



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-14

Date: April 25, 2007

Subject: APPLICATION Z03-07-029B P.A.T.H.
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 17 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), one lot totaling approximately 7,500 sq. ft. located at the southeast corner of the intersection of Harpole Street and Pegues Avenue, on the east side of Pegues Avenue (1725 Pegues Avenue).

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the south, east and west are currently zoned “R-2” Two-Family Residential District; however the actual use is single family residential and properties to the north are currently zoned “R-1B” Single Family Residential District and “R-2” Two- Family Residential District.

The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

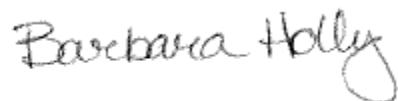
Of the 11 notices mailed, no notices were returned in favor or in opposition to the application.

Agenda Number: Z-14

Page: 2 of 2

RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By:
City Manager



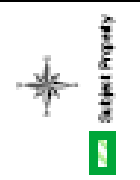
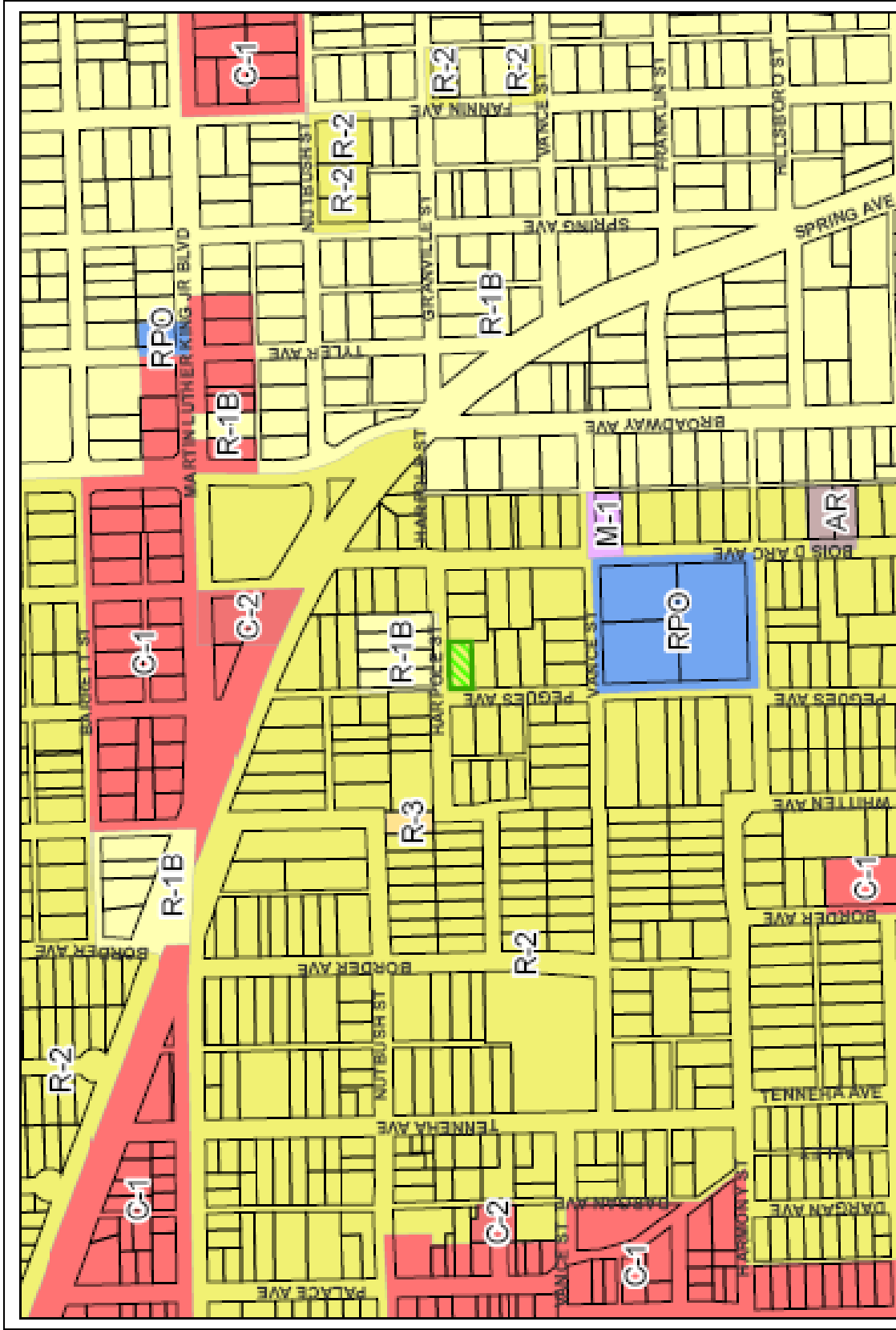
Scale: 1" = 30' (0 10 20 30 feet)

ZONING CASE

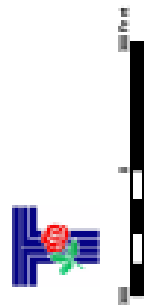
Zoning Cases #: 2023-07-0298
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



Subject Property
 200' Walkable Buffer



ZONING CASE
 Zoning Cases #: 2013-07-029B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.





**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-15

Date: April 25, 2007

Subject: APPLICATION Z03-07-030B P.A.T.H.
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 74 of NBC 767 in the College Park Subdivision (Book 3637, Page 489 D.R.S.C.T.), one lot totaling approximately 7,500 sq. ft. located on the north side of W. 32nd St. and west of the Grand Avenue intersection (1007 W. 32nd St.).

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the south, east and west are currently zoned “R-2” Two-Family Residential District; however the actual use is single family residential and properties to the north are currently zoned “R-1B” Single Family Residential District and “R-2” Two- Family Residential District.

The Future Land Use Map designates this site as Low Density Residential and the request for “R-1B” Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

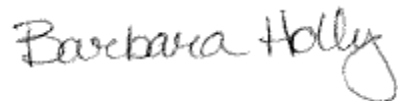
Of the 19 notices mailed, one notice was returned in favor of the application and one notice was returned in opposition to the application. The protest calculation is 7.3%.

Agenda Number: Z-15

Page: 2 of 2

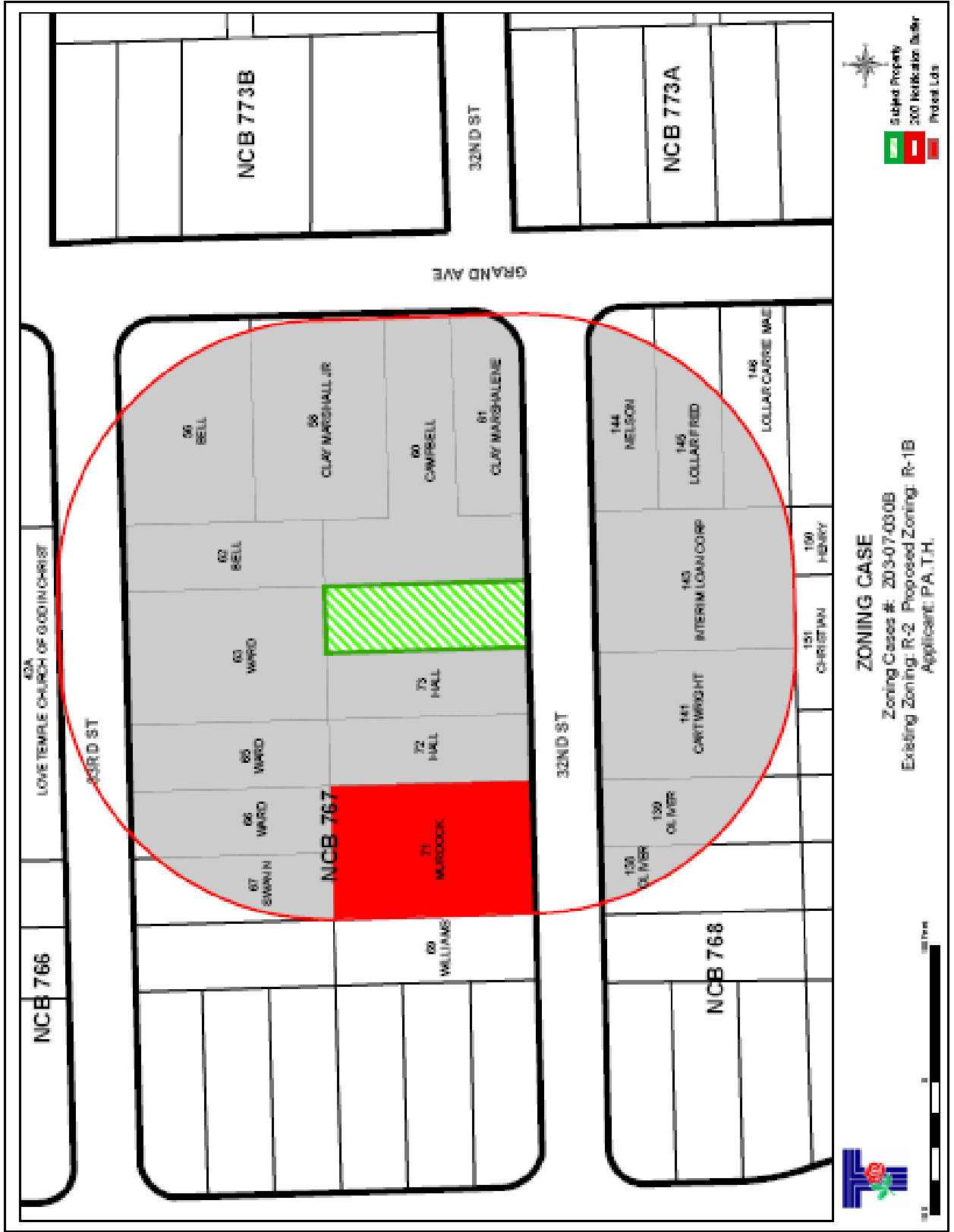
RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

Edited/Submitted By: City Manager



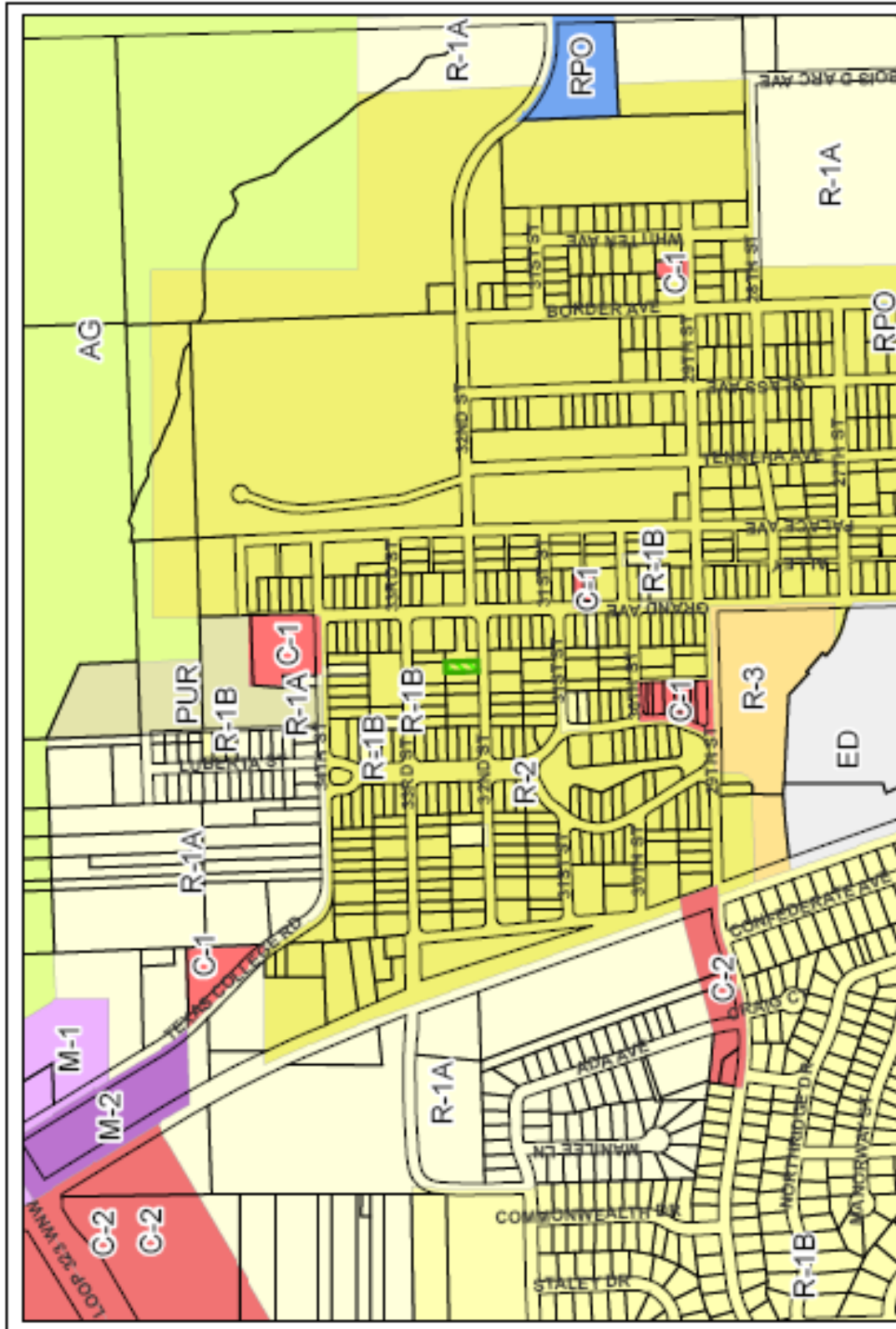
0 10 20 Feet

ZONING CASE

Zoning Cases #: 2013-07-0308
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A. T.H.



Sublet Property
 200 Registration Fee
 Prdcal Ltd



0 1 2 3 4 5 6 7 8 9 10 Feet

ZONING CASE
 Zoning Cases #: 203-07-03.0B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.



 Subject Property



**CITY OF TYLER
CITY COUNCIL COMMUNICATION**

Agenda Number: Z-16

Date: April 25, 2007

**Subject: APPLICATION Z03-07-031B P.A.T.H.
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 104 of NBC 763 in the College Park Subdivision (Book 3637, Page 489 D.R.S.C.T.), one totaling approximately 15,000 sq. ft. located on the north side of 32nd Street and west of the Carter Blvd. intersection (1229 W. 32nd St.).**

Page: 1 of 2

Item Reference:

The applicant is requesting a zoning change in order to construct affordable, single family rental 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 (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.

The adjacent properties to the north, south, east and west are currently zoned "R-2" Two-Family Residential District; however the actual use is single family residential

The Future Land Use Map designates this site as Low Density Residential and the request for "R-1B" Single Family Residential District is consistent with that land use designation. Through the efforts of P.A.T.H., this continuing development of single-family homes will provide affordable housing in the area. This request will have a positive impact on the area. These lots are located in Phase 2 of the city supported R-2 rezoning project. The applicant has received written approval from the City Manager to waive the application fee.

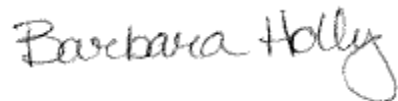
Of the 25 notices mailed, two notices were returned in favor of the application and no notices were returned in opposition to the application.

Agenda Number: Z-16

Page: 2 of 2

RECOMMENDATION:

The Planning and Zoning Commission, by a vote of 6-0, 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 cursive script that reads "Barbara Holly".

Drafted/Recommended By: Barbara Holly
Department Leader

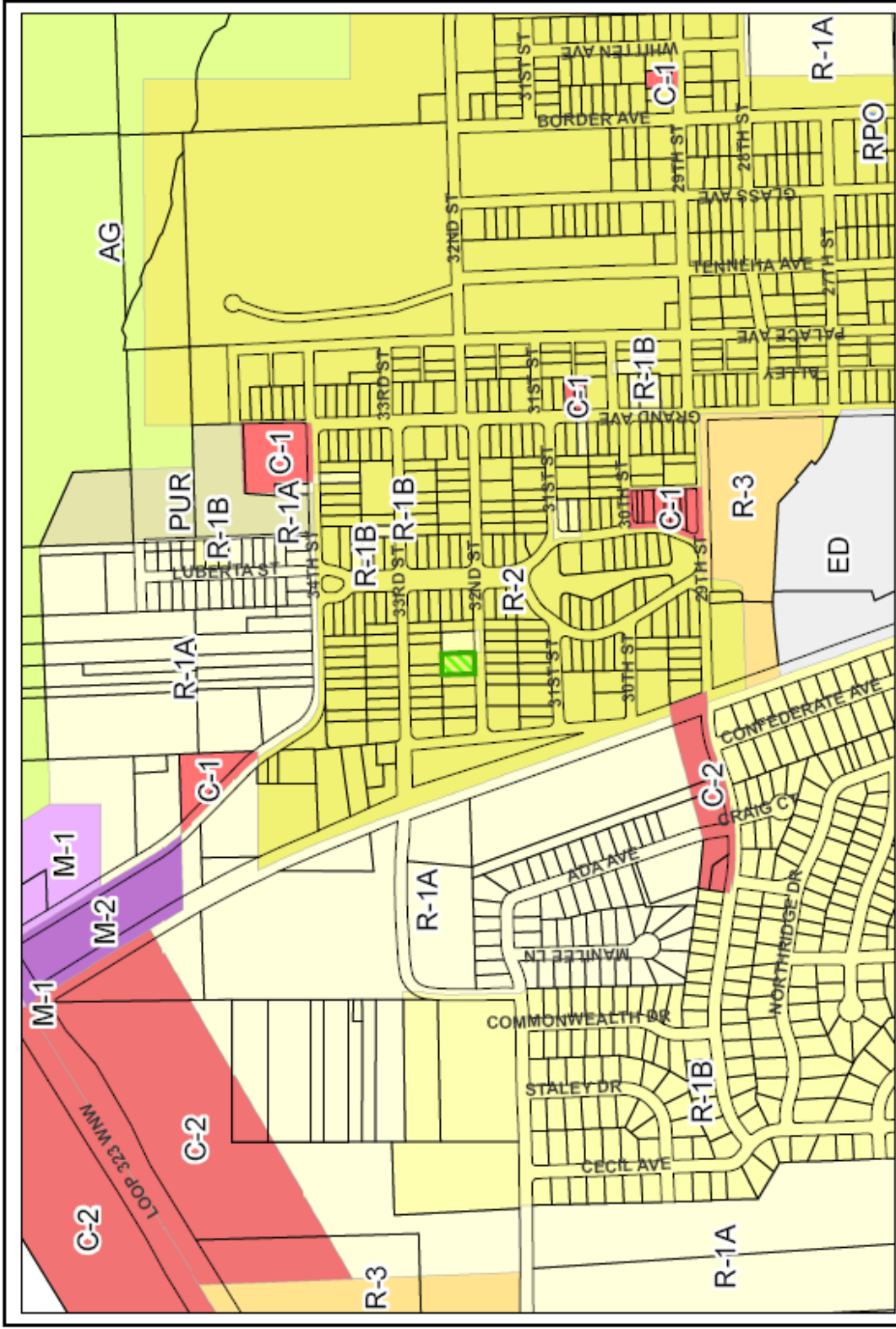
Edited/Submitted By:
City Manager



100' Feet





ZONING CASE
 Zoning Cases #: Z03-07-031B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.





ZONING CASE

Zoning Cases #: Z03-07-031B
 Existing Zoning: R-2 Proposed Zoning: R-1B
 Applicant: P.A.T.H.





 Subject Property

ORDINANCE NO. O-2007-45

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 changes 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 are hereby approved as follows:

I. APPLICATION Z03-07-025B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lots 14-18 of NCB 419 in the City of Tyler Original Plat (Book 3436, Page 682 D.R.S.C.T.), five lots totaling approximately 30,250 sq. ft. located at the northeast corner of the intersection of Harpole Street and N. Bois d’Arc Avenue, on the east side of N. Bois d’Arc Avenue (1805, 1809, &1813 North Bois d’Arc Ave. and 215 & 219 W. Harpole St).

II. APPLICATION Z03-07-026B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lots 18 & 19 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), two lots totaling approximately 20,410 sq. ft. located on the south side of Harpole Street and west of the Bois d’Arc Avenue intersection (308 & 316 Harpole St.).

III. APPLICATION Z03-07-027B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lots 2 & 3 of NCB 773C in the Woldert Heights Subdivision` (Book 3621, Page 841 D.R.S.C.T.), two lots totaling approximately 15,000 sq. ft. located on the east side of N. Grand Avenue and north of the 33rd Street intersection (3207 & 3209 N. Grand Ave.).

IV. APPLICATION Z03-07-028B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lot 14 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), one lot totaling approximately 9,380 sq. ft. located one lot north of the intersection of Vance Street and Pegues Avenue on the east side of Pegues Avenue (1705 Pegues Ave.).

V. APPLICATION Z03-07-029B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lot 17 of NCB 416 in the Terry Addition (Book 3621, Page 841 D.R.S.C.T.), one lot totaling approximately 7,500 sq. ft. located at the southeast corner of the intersection of Harpole Street and Pegues Avenue, on the east side of Pegues Avenue (1725 Pegues Avenue).

VI. APPLICATION Z03-07-030B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lot 74 of NBC 767 in the College Park Subdivision (Book 3637, Page 489 D.R.S.C.T.), one lot totaling approximately 7,500 sq. ft. located on the north side of W. 32nd St. and west of the Grand Avenue intersection (1007 W. 32nd St.).

VII. APPLICATION Z03-07-031B

That the following described property, which has heretofore been zoned “R-2” Two-Family Residential District, shall hereafter bear the zoning classification of “R-1B” Single-Family Residential District to-wit:

Lot 104 of NBC 763 in the College Park Subdivision (Book 3637, Page 489 D.R.S.C.T.), one totaling approximately 15,000 sq. ft. located on the north side of 32nd Street and west of the Carter Blvd. intersection (1229 W. 32nd St.).

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 25th day of April, A.D., 2007.

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

A T T E S T:

APPROVED:

CASSANDRA BRAGER, CITY CLERK

CITY ATTORNEY