



AGENDA
PLANNING AND ZONING
COMMISSION

WORKSESSION

*Tyler Development Center
Large Conference Room
423 West Ferguson
Tyler, Texas*

*Tuesday, August 17, 2010
1:30 p.m.*

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that Planning and Zoning Commission meetings are accessible to people with disabilities. If any individual needs special assistance or accommodations in order to attend a Planning and Zoning Commission meeting, please contact the Planning & Zoning Department at (903) 531-1175 in advance so accommodations can be made.

The Commission shall discuss, but shall take no final action or vote on, the following items scheduled to be heard by the Planning and Zoning Commission on September 7, 2010.

I. UNIFIED DEVELOPMENT CODE AMENDMENTS:

ZA07-10-004 UNIFIED DEVELOPMENT CODE AMENDMENTS

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations relating to zoning, use regulations, streets and thoroughfares, development standards, sign regulations, environmental regulations, historic preservation, and definitions.

II. ZONING:

1. Z08-10-060 JUAN ANTONIO CARRILLO (813 LINDSEY LANE)

Request that the Planning and Zoning Commission consider recommending a zoning change from "R-1B", Single-Family Residential District to "C-1", Light Commercial District on Lot 29A of NCB 319, one lot totaling approximately 0.22 acres of land located at the northeast intersection of Nell Avenue and Lindsey Lane (813 Lindsey Lane). The applicant is requesting a zoning change to make the entire property zoned commercial and to allow an existing parking lot to meet the required parking for a restaurant.

2. C09-10-013 ROBERT LANGLEY (LAKEWOOD DRIVE)

Request that the Planning and Zoning Commission consider recommending closing a portion of right-of-way known as Lakewood Drive. The north side of the right-of-way is adjacent to Lot 13 of NCB 1226 and two lots both identified as Lot 16 of NCB 1226. The south side is adjacent to Lot 17A of NCB 1213, and Lots 1 and 17E of NCB 1224. The applicant is requesting the closure in order to stop drivers from driving down Lakewood Drive to the unimproved section and turning around in their driveway.

3. C09-10-014 CITY OF TYLER (BORDER AVENUE)

Request that the Planning and Zoning Commission consider recommending closing a portion of right-of-way known as Border Avenue. The street right-of-way intersects railroad right-of-way approximately 0.05 miles north of the intersection of Border Avenue and West Locust Street. The applicant is requesting the closure in order to close a railroad crossing to create a railroad quiet zone.

4. C09-10-016 CITY OF TYLER (CLAUDE STREET)

Request that the Planning and Zoning Commission consider recommending closing a portion of right-of-way known as Claude Street. The street right-of-way intersects railroad right-of-way approximately at the intersection of Claude Street and North Palace Avenue. The applicant is requesting the closure in order to close a railroad crossing to create a railroad quiet zone.

5. N09-10-003 CITY OF TYLER (FM 2813 TO MARSH FARM ROAD)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from FM 2813 to Marsh Farm Road on a section of road beginning at the intersection of FM 2813 and South Broadway Avenue and continuing west approximately 1.23 miles. The requested thoroughfare name change is to avoid addressing confusion for properties within the city limits.

6. N09-10-004 CITY OF TYLER (CR 164 TO CROSSLAKE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from CR 164 to Dueling Oaks on a section of road beginning at the intersection of CR 164 and Old Jacksonville Highway and continuing west approximately 0.17 miles then turning and continuing south approximately 0.10 miles. The requested thoroughfare name change is to avoid addressing confusion for properties within the city limits.

7. N09-10-005 CITY OF TYLER (CR 192 TO OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from CR 192 to Old Noonday Road on a section of road beginning at the intersection of CR 192 and West Grande Boulevard and continuing south approximately 0.26 miles. The requested thoroughfare name change is to avoid addressing confusion for properties within the city limits.

8. S09-10-004 JAMR PROPERTIES (2215 ROY ROAD)

Request that the Planning and Zoning Commission consider a request for the renewal of a Special Use Permit (Z11-09-006) on Lot 2 of NCB 1482, one lot totaling approximately 6.99 acres located east of the southeast intersection of Mandy Lane and Roy Road (2215 Roy Road). The property is currently zoned "R-1A" Single-Family Residential District and "RPO", Restricted Professional Office District. The applicant is requesting the Special Use Permit in order to allow for the continued operation of an event facility for an indefinite period of time and to allow the construction of a parking lot, driveways, landscaping, and outdoor garden/wedding area.

9. **Z09-10-067 THANH NGUYEN (508 SOUTH BROADWAY AVENUE)**
Request that the Planning and Zoning Commission consider recommending a zoning change from “RPO”, Restricted Professional Office District to "C-1", Light Commercial District on Lot 45A of NCB 78A, one lot totaling approximately 0.12 acres of land located north of the northeast intersection of East Houston Street and South Broadway Avenue (508 South Broadway Avenue). The applicant is requesting a zoning change to allow for consistent zoning across the lot.

III. PLATS:

1. **P09-10-009 West Village, Amended Preliminary Plat**
A seven lot subdivision containing approximately 14.3 acres of land located at the northwest intersection of Old Jacksonville Highway and West Grande Boulevard. The purpose of the plat is to plan for seven commercial lots and leave two blocks for future expansion. The property is currently zoned “C-1”, Light Commercial District.
2. **F09-10-095 Cambridge Bend Estates, Unit 3, Final Plat**
A 41 lot subdivision containing approximately 16.12 acres of land located east of the intersection of Rochester Way and Castleton Way. The purpose of the plat is to create residential lots. The property is currently zoned "R-1A", Single-Family Residential District.
3. **F09-10-096 Jumpin’ Jacks Party Shack Addition, Final Plat**
A two lot subdivision containing approximately 1.24 acres of land located at the southeast intersection of East Grande Boulevard and Circle Drive. The purpose of the plat is to create commercial lots. The property is currently zoned “AG”, Agricultural District.
4. **F09-10-097 Resubdivision of Tax Lots 5, 6, and 7 of the Rowland Addition, Resubdivision Plat**
A one lot subdivision containing approximately 0.74 acres of land located south of the intersection of East Grandville Street and Tyler Avenue. The purpose of the plat is to create a residential lot. The property is currently zoned “AG”, Agricultural District.
5. **F09-10-098 Resubdivision of Lot 25 of the Tyler Tabernacle Addition, Resubdivision Plat**
A two lot subdivision containing approximately 6.63 acres of land located west of the southwest intersection of East 5th Street and Gish Lane. The purpose of the plat is to adjust lot lines. The properties are currently zoned "R-1A", Single-Family Residential District.
6. **F09-10-099 Forest View Estates, Unit 1, First Amendment**
A one lot subdivision containing approximately 0.16 acres of land located at the northwest intersection of County Road 139 and Forest View Drive. The purpose of the plat is to combine two lots. The property is currently in Zone 2 of the ETJ.
7. **F09-10-100 Country Club Lake Park Subdivision, First Amendment**
A one lot subdivision containing approximately 1.54 acres of land located north of the northwest intersection of County Road 427 and Highway 10. The purpose of the plat is to combine three lots. The property is currently in Zone 2 of the ETJ.

8. F09-10-101 Fountains at Chimney Rock, Final Plat

A two lot subdivision containing approximately 5.43 acres of land located at the northeast intersection of Chimney Rock Drive and Old Bullard Road. The purpose of the plat is to combine five tax lots and create a separate commercial lot. The property is currently zoned "C-1", Light Commercial District.

9. F09-10-102 Taft Addition, Second Amendment, Amending Replat of Lot 309C of the Taft Addition

A two lot subdivision containing approximately 1.27 acres of land located at the west intersection of North Parkdale Avenue and Gentry Parkway. The purpose of the plat is to create two commercial lots. The property is currently zoned "C-1", Light Commercial District and "C-2", General Commercial District.

10. F09-10-103 Kinsey Holdings Addition, Final Plat

A two lot subdivision containing approximately 8.85 acres of land located at the northeast intersection of County Road 485 and West Northwest Loop 323. The purpose of the plat is to create two lots. A portion of the property is currently zoned "AG", Agricultural District and a portion is in Zone 2 of the ETJ.

11. F09-10-104 Bullard Place Addition, First Amendment, Amending Replat of Lots 13 and 14B of Unit 6 and Unit 8 of the Bullard Place Addition

A two lot subdivision containing approximately 1.56 acres of land located at the west intersection of Briar Cove Drive and Rieck Road. The purpose of the plat is to adjust lot lines. The properties are currently zoned "R-MF", Multi-Family Residential District.

12. F09-10-105 Holly Heights, Unit 3, Second Amendment, Amending Replat of Lots 5, 6, and 7 of Holly Heights Unit 3

A two lot subdivision containing approximately 1.72 acres of land located east of the intersection of Holly Leaf Drive and Hollystone Drive. The purpose of the plat is to combine two lots and adjust lot lines. The properties are currently zoned "AG", Agricultural District.

13. F09-10-106 Cascades Addition, Unit 4, Second Amendment, Amending Replat of Lots 3 and 4 of Cascades Addition Unit 4

A one lot subdivision containing approximately 1.37 acres of land located south of the southeast intersection of Cascades Boulevard and Stewart Way. The purpose of the plat is to combine two lots. The properties are currently zoned "PUR", Planned Unit Residential District.

IV. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2010, at _____ M., the above notice of meeting was posted on the bulletin boards of City Hall.

This is to certify that on the _____ day of _____, 2010, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
