

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

*City Hall, City Council Chambers
212 North Bonner Avenue
Tyler, Texas*

*Tuesday, December 7, 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.

I. Call to Order

II. Roll Call

III. Planning Policies and Procedures

IV. Consideration of minutes from Commission meeting of November 2, 2010

V. ZONING:

1. S12-10-003 CANDIDO AGUILAR (1014 NORTH SPRING)

Request that the Planning and Zoning Commission consider a request for a Special Use Permit on Lot 28 of NCB 216G, one lot totaling approximately 0.24 acres located north of the northwest intersection of North Spring Avenue and East Berta Street (1014 North Spring). The property is currently zoned "R-1B" Single-Family Residential District. The applicant is requesting the Special Use Permit in order to allow for the initial operation of a one chair beauty shop.

2. Z12-10-005 ANTOINETTE EDWARDS (1106 NORTH PALACE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zoning change from "C-1", Light Commercial District to "R-1B", Single-Family Residential District on Lot 29 of NCB 375, one lot totaling approximately 0.22 acres of land located north of the northwest intersection of North Palace Avenue and Pickney Street (1106 North Palace Avenue). The applicant is requesting a zone change in order to bring the property use into compliance with the code.

3. Z12-10-006 JUDITH GUTHRIE (416 SOUTH CHILTON)

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "R-1B", Single-Family Residential District on Lot 10A of NCB 84, one lot totaling approximately 0.21 acres of land located south of the southeast intersection of West Front Street and South Chilton Avenue (416 South Chilton). The applicant is requesting a zone change in order to bring the property use into compliance with the code.

4. Z12-10-007 DOUGLAS & CYNTHIA BEHM (420 SOUTH BOIS D' ARC AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "R-1B", Single-Family Residential District on Lot 10 of NCB 87, one lot totaling approximately 0.27 acres of land located south of the southeast intersection of West Front Street and South Bois D' Arc Avenue (420 South Bois D' Arc Avenue). The applicant is requesting a zone change in order to bring the property use into compliance with the code.

VI. PLATS:

1. F12-10-014 Shiloh Village, Unit 2, Final Plat

A 12 lot subdivision containing approximately 2.10 acres of land located south of the southeast intersection of Shiloh Road and Shiloh Village Drive. The purpose of the plat is to create 12 residential lots. The property is currently zoned "R-1D", Single-Family Detached and Attached Residential District.

2. F12-10-018 Christie Adams Addition, Final Plat

A two lot subdivision containing approximately 4.68 acres of land located east of the northeast intersection of Wilder Way and Cumberland Road. The purpose of the plat is to create two agricultural lots. The properties are currently zoned "AG", Agricultural District.

3. F12-10-019 Oak Hill Unit 4, Fifth Amendment, Amending Replat of Lots 11C and 11G of Oak Hill Unit 4

A two lot subdivision containing approximately 11.04 acres of land located west of the intersection of Old Jacksonville Highway and Oak Hill Boulevard. The purpose of the plat is to adjust lot lines. The properties are currently zoned "C-1", Light Commercial District.

VII. CONSENT AGENDA:

1. P12-10-001 Wellington Place, Preliminary Plat

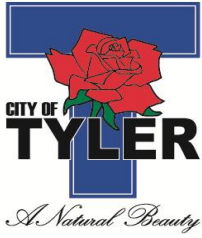
A 101 lot subdivision containing approximately 75.97 acres of land located northeast of the intersection of Wellington Place Boulevard and S H 64. The purpose of the plat is to plan for 101 residential lots. The property is currently in Zone 2 of the ETJ.

2. F12-10-013 Bell's Addition, Final Plat

A one lot subdivision containing approximately 9.01 acres of land located north of County Road 273 between the two intersections of County Road 273 with Mansion Creek Circle. The purpose of the plat is to create a lot out of land which has been previously conveyed by deed. The property is currently in Zone 2 of the ETJ.

- 3. F12-10-015 Wellington Place Unit 3, First Amendment, Amending Replat of Wellington Place Unit 3 and Wellington Place Unit 4, Final Plat**
A 14 lot subdivision containing approximately 3.59 acres of land located east of the intersection of Wellington Place Boulevard and Princess Place. The purpose of the plat is to create 14 residential lots. The properties are currently in Zone 2 of the ETJ.
- 4. F12-10-017 Ralph Martin Addition, Final Plat**
A two lot subdivision containing approximately 9.08 acres of land located south of the intersection of Jeff Davis Drive and Jeb Stuart Drive. The purpose of the plat is to plat two previously unplatted lots. The properties are currently zoned "AG", Agricultural District.
- 5. F12-10-020 Woodcreek Addition, Unit 2 & Unit 5, First Amendment, Amending Replat of Lots 22-26 of NCB 1434D, Lot 2 of NCB 1523B, and Lots 1-5 of 1517J**
A 20 lot subdivision containing approximately 5.82 acres of land located east of the intersection of Hollytree Drive and Rieck Road. The purpose of the plat is to create 20 residential lots. The properties are currently zoned "PUR", Planned Unit Residential District.

VIII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, December 7, 2010
1:30 p.m.*

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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 January 4, 2010.

IX. ZONING

1. APPLICATION C01-11-002 CITY OF TYLER (CLOSURE OF UNIMPROVED RIGHTS-OF-WAY)

Request that the Planning and Zoning Commission consider recommending closing three portions of rights-of-way. The first portion is an unimproved alley located west of the intersection of Border Avenue and West Martin Luther King Jr. Boulevard. The east side of the alley is adjacent to Lot 19A of NCB 436, and the west side is adjacent to Lots 12A and 13 of NCB 436. The second portion of right-of-way is an unimproved section of Blair Street located at the intersection of Old Noonday Road. The north side is adjacent to Lot 1 of NCB 835W, and the south side is adjacent to Lot 1 of NCB 835Z. The third section of right-of-way is an unimproved alley located east of the intersection of North Hill Avenue and West Nutbush Street. The east side of the alley is adjacent to Lot 1B of NCB 549, and the west side is adjacent to Lot 7 of NCB 669T. This is a remainder portion of an alley which was previously closed. The applicant is requesting the closure in order to combine the rights-of-way with adjacent City surplus lots for future sale.

2. APPLICATION Z01-11-008 ZEFERINA SALAZAR (820 NORTH COLLEGE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "DBAC", Downtown Business, Arts and Culture District on Lot 15 of NCB 215, one lot totaling approximately 0.19 acres of land located south of the southwest intersection of West Gentry Parkway and North College Avenue (820 North College Avenue). The applicant is requesting the zone change to expand a single-family structure which is currently legal nonconforming.

X. PLATS

1. F01-11-021 J.D. Stanley's Addition, Final Plat

A one lot subdivision containing approximately 0.52 acres of land located south of the intersection of South Beckham Avenue and Reeves Street. The purpose of the plat is to combine a closed portion of right-of-way with the property. The property is currently zoned "C-2", General Commercial District.

2. F01-11-022 Oak Hill Unit 21, Final Plat

A one lot subdivision containing approximately 2.50 acres of land located at the northeast intersection of Oak Hill Boulevard and Elkton Trail. The purpose of the plat is to create one commercial lot. The property is currently zoned "C-1", Light Commercial District.

3. F01-11-023 Robert Belcher Estates, Second Amendment

A one lot subdivision containing approximately 3.85 acres of land located at the northwest intersection of South Southeast Loop 323 and East Front Street. The purpose of the plat is to create one commercial lot out of two lots and a portion of abandoned street right-of-way. The property is currently zoned "C-2", General Commercial District.

4. F01-11-024 Hollytree West Unit 3, First Amendment

A one lot subdivision containing approximately 0.69 acres of land located at the southeast intersection of Sawgrass Drive and Kingsmill Circle. The purpose of the plat is to create one residential lot out of two lots. The property is currently zoned "R-1A", Single-Family Residential District.

5. F01-11-025 Grande Commons, Fourth Amendment

A two lot subdivision containing approximately 6.61 acres of land located north of the northeast intersection of West Grande Boulevard and Old Jacksonville Highway. The purpose of the plat is to create two commercial lots. The property is currently zoned "C-1", Light Commercial District.

6. F01-11-026 The Colony Unit 1, First Amendment

A two lot subdivision containing approximately 9.08 acres of land located at the northeast intersection of Colony Drive and Highway 69. The purpose of the plat is to create a two lot subdivision. The property is currently in Zone 2 of the ETJ.

7. F01-11-027 Shiloh at Troup Commercial Subdivision Sec. 1, Second Amendment

A two lot subdivision containing approximately 2.36 acres of land located at the northwest intersection of Shiloh Road and Troup Highway. The purpose of the plat is to adjust lot lines. The property is currently zoned "C-2", General Commercial District.

8. F01-11-028 AL-AQSA Enterprises Addition, Final Plat

A one lot subdivision containing approximately 0.73 acres of land located at the northwest intersection of Palmer Avenue and East Front Street. The purpose of the plat is to create one commercial lot out of two lots. The property is currently zoned "C-1", Light Commercial District.

XI. 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.
