



AGENDA
**PLANNING AND ZONING
COMMISSION**

WORKSESSION

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

*Tuesday, March 16, 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 April 6, 2010.

I. UNIFIED DEVELOPMENT CODE AMENDMENTS:

ZA04-10-003 UDC AMENDMENT – ESTABLISHING CITY BOUNDARY

Request that the City Council consider adopting an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by making an uncontestable finding that all territory included within the City of Tyler since April 28, 1990 is part of the City.

II. ZONING

1. C04-10-007 CURTIS WILLIAMS (UNIMPROVED STREET)

Request that the Planning and Zoning Commission consider recommending closing an unimproved portion of Tyler Avenue south of the intersection of Tyler Avenue and East Granville Street. The east side of the street is adjacent to Lots 6 and 10 of NCB 464. The west side is adjacent to Lot 5 of NCB 464. The applicant is requesting the closure in order to replat the street and adjacent lots into one property.

2. S04-10-002 MARK MCINTOSH (1709 EAST 5th STREET)

Request that the Planning and Zoning Commission consider a request for the renewal of a Special Use Permit (S03-05-023) on Lot 17B and 17C of NCB 657, two lots totaling approximately 0.75 acres located west of the southwest intersection of Merrill Drive and East 5th Street (1709 East 5th Street). The properties are currently zoned “R-1A” Single-Family Residential District. The applicant is requesting the Special Use Permit in order to allow for the continued operation of a home day care for a period of 5 years.

- 3. Z04-10-019 LOYD B. PARKHILL JR. (4711 OLD BULLARD ROAD)**
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 13A of NCB 1292, one lot totaling approximately 0.98 acres located north of the northwest intersection of Timberwilde Drive and Old Bullard Road (4711 Old Bullard Road). The applicant is requesting a zoning change to allow for the use of temporary signs.
- 4. Z04-10-020 ANAHI HERNANDEZ (804 WEST DOBBS AND 910 NELL AVENUE)**
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 Lots 33D and 33E of NCB 319, two lots totaling approximately 0.62 acres located south of the southeast intersection of West Dobbs Street and Nell Avenue (804 West Dobbs and 910 Nell Avenue). The applicant is requesting a zoning change to allow the construction of an automotive service center without outdoor display.
- 5. Z04-10-021 DENNIS WALKER (1505 EAST HOUSTON STREET)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-2" Two-Family Residential District to "R-1B", Single-Family Residential District on Lot 5 of NCB 236, one lot totaling approximately 0.48 acres of land located east of the southeast intersection of East Houston Street and South Clayton Avenue (1505 East Houston Street). The applicant is requesting a zoning change to allow for the development of a single-family home.
- 6. Z04-10-022 TONY WAHL (909 TURTLE CREEK DRIVE)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-MF", Multi-Family Residential District to "C-1", Light Commercial District on Lot 60A of NCB 679, one lot totaling approximately 0.41 acres located south of the southwest intersection of Dodge Street and Turtle Creek Drive (909 Turtle Creek). The applicant is requesting a zoning change to allow for the development of an office building and a private laundry facility.
- 7. Z04-10-023 TRINITY MOTHER FRANCES (529 AND 535 SOUTH FLEISHEL AVENUE AND 1022 EAST HOUSTON STREET)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-2" Two-Family Residential District to "INT", Institutional District on Lots 3, 14, and 15 of NCB 253, three lots totaling approximately 0.52 acres of land located at the northwest intersection of East Houston Street and South Fleishel Avenue (529 and 535 South Fleishel Avenue 1022 East Houston Street). The applicant is requesting a zoning change to allow for the development of a parking lot.
- 8. Z04-10-024 EDWARD HOBBS (5605 OLD BULLARD ROAD)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-MF", Multi-Family Residential District to "C-1", Light Commercial District on Lot 8 of NCB 1434, one lot totaling approximately 0.90 acres located south of the southwest intersection of West Rieck Road and Old Bullard Road (5605 Old Bullard Road). The applicant is requesting a zoning change to allow for office and light commercial development.

- 9. Z04-10-025 ANDREW HERRELL (720 AND 724 SHAW STREET)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-2" Two-Family Residential District to "C-1", Light Commercial District on Lots 1A and 2A of NCB 312, two lots totaling approximately 0.44 acres of land located at the southeast intersection of Shaw Street and South Vine Avenue (720 and 724 Shaw Street). The applicant is requesting a zoning change to allow for the development of a grocery store.
- 10. Z04-10-026 ANDREW HERRELL (3016 CHANDLER HIGHWAY)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "C-1", Light Commercial District to "C-2", General Commercial District on Lot 27A of NCB 746, one lot totaling approximately 0.51 acres of land located at the southeast intersection of Hillcrest Avenue and Chandler Highway (3016 Chandler Highway). The applicant is requesting a zoning change to allow for the installation of a portable ice machine on the property.
- 11. Z04-10-027 MORAN DEVELOPMENT CO. (5858 OLD JACKSONVILLE HIGHWAY)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "RPO", Restricted Professional Office District and "C-1", Light Commercial District to "R-MF", Multi-Family Residential District on a 13.32 acre portion of a tract containing approximately 20.32 acres located north of the northeast intersection of West Grande Boulevard and Old Jacksonville Highway (5858 Old Jacksonville Highway). The applicant is requesting a zoning change to allow for the development of an apartment complex.
- 12. Z04-10-028 GALEN M. HAYS (1209 AND 1215 SOUTH DONNYBROOK)**
Request that the Planning and Zoning Commission consider recommending a zoning change from "R-1B", Single-Family Residential District to "R-1D", Single-Family Detached and Attached Residential District on Lots 12A and 12C of NCB 274, two lots totaling approximately 0.28 acres of land located south of the southwest intersection of Ford Street and Donnybrook Avenue (1209 and 1215 Donnybrook). The applicant is requesting a zoning change to allow for the development of a single-family home on a lot which currently has a garage apartment and have the zoning of the other lot match.

III. PLATS

- 1. P04-10-003 JAMR Addition, Preliminary Plat**
A 34 lot subdivision containing approximately 33.20 acres of land located east of the southeast intersection of Mandy Lane and Roy Road. The purpose of the plat is to plan for a 34 lot subdivision. The property is currently zoned "RPO", Restricted Professional Office District and "R-1A", Single-Family Residential District and "AG", Agricultural District.
- 2. F04-10-043 Oasis South Subdivision, Unit 4, Final Plat**
A 55 lot subdivision containing approximately 15.18 acres of land located at the southwest end of Sara Lane. The purpose of the plat is to create 55 residential lots and replat another lot. The property is currently in Zone 2 of the ETJ.

3. F04-10-044 University Townhome Addition, First Amendment, Amending Replat of the University Townhome Addition

A nine lot subdivision containing approximately 2.73 acres of land located at the northeast intersection of Haverhill Drive and McDonald Road. The purpose of the plat is to create nine residential lots. The property is currently zoned "R-1D", Single-Family Detached and Attached Residential District.

4. F04-10-045 J.H. Barner Subdivision, Second Amendment, Amending Replat of Lots 3, 12 and 14 of the J.H. Barner Subdivision

A one lot subdivision containing approximately 0.55 acres of land located at the northwest intersection of East Houston Street and South Fleishel Avenue. The purpose of the plat is to combine three lots and a portion of alley which was closed into one lot. The property is currently zoned "R-2" Two-Family Residential District.

5. F04-10-046 JAMR Addition, Unit 1, Final Plat

A two lot subdivision containing approximately 11.72 acres of land located east of the southeast intersection of Mandy Lane and Roy Road. The purpose of the plat is to create two lots. The property is currently zoned "RPO", Restricted Professional Office District and "R-1A", Single-Family Residential District.

6. F04-10-047 South Park Heights, 23rd Amendment, Amending Replat of Lots 18A and 20 of South Park Heights

A one lot subdivision containing approximately 0.59 acres of land located west of the northwest intersection of South Chilton Avenue and West 6th Street. The purpose of the plat is to combine two lots into one. The property is currently zoned "R-1B", Single-Family Residential District.

7. F04-10-048 Dayspring Addition, Final Plat

A one lot subdivision containing approximately 16.52 acres of land located west of the southwest intersection of Crooked Trail and Cumberland Road. The purpose of the plat is to obtain a building permit for a church. The property is currently zoned "AG", Agricultural District.

8. F04-10-049 Jack Dimond Addition, Second Amendment, Amending Replat of Lots 10B and 10C of the Jack Dimond Addition

A one lot subdivision containing approximately 12.48 acres of land located east of the southeast intersection of Watson Street and WSW Loop 323. The purpose of the plat is to combine two lots into one. The property is currently zoned "C-2", General Commercial District and "M-1", Light Industrial District.

9. F04-10-050 The Stables at Oak Hollow, First Amendment, Amending Replat of Lot 18 of The Stables at Oak Hollow

A one lot subdivision containing approximately 0.36 acres of land located at the north cul-de-sac of Calumet Drive. The purpose of the plat is to record a five foot landscape easement. The property is currently zoned "PUR", Planned Unit Residential District.

10. F04-10-051 Hairstons Subdivision, Unit 2, First Amendment, Amending Replat of Lot 2A of the Hairstons Subdivision

A two lot subdivision containing approximately 0.52 acres of land located west of the southwest intersection of Augusta Avenue and West Dobbs Street. The purpose of the plat is to create a two lot subdivision. The property is currently zoned "R-1B", Single-Family Residential District.

11. F04-10-052 Willow Run Addition, Unit 5, First Amendment, Amending Replat of Lot 25B of the Willow Run Addition

A two lot subdivision containing approximately 3.27 acres of land located north of the northwest intersection of East 5th Street and SSE Loop 323. The purpose of the plat is to create a two lot subdivision. The property is currently zoned "C-2", General Commercial 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.
