

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, April 5, 2011
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. ANNEXATION:

1. APPLICATION A04-11-003 EAST GRANDE EXTENSION ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of approximately 98.664 acres of land located along the Grande Boulevard extension on the west side of State Highway 110, known as Abstract A0616 V Loupey Tracts 32A, 32, 33, 34; Abstract A0690 L McGuire Tracts 8E, 8, 29; 3485 and 3513 East Grande Boulevard; 13650, 13660, 13661, 13670, 13671, 13680, 13681, 13690, 13691 Sydney Road; 9800, 9810, 9820, 9821, 9830, 9831, 9840, 9841, 9850, 9851, 9861 Star Road; and 13970 State Highway 110 South. Also consider recommendation regarding the establishment of:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council Districts.
- D. The Land Use Guide to reflect a specific Land Use.
- E. Original zoning of 98.664 acres containing 19.179 acres of "R-MF", Multi-Family Residential District, 48.442 acres of "R-1A", Single-Family Residential District, and 31.043 acres of "C-1", Light Commercial District.

2. APPLICATION A04-11-004 ROBBINS OSBORN ROAD ISLAND LLC ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of approximately 5.684 acres of land located at the southeast intersection of U.S. Highway 271 and State Highway 155. The proposed annexation area consists of territory lying adjacent to and contiguous to the present boundary limits of the City of Tyler, and described in the Elijah Chisum Survey, Abstract No. 198. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council Districts.
- D. The Land Use Guide to reflect a specific Land Use.
- E. Original zoning of 5.684 acres of "C-2", General Commercial District.

V. THOROUGHFARE CLOSURE:

APPLICATION C01-11-002 CITY OF TYLER (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 City is requesting the closure in order to combine the rights-of-way with adjacent City surplus lots for future sale. It is also requested that the Planning and Zoning Commission consider recommending that the City Council adopt an ordinance amending Tyler City Code Chapter 10 to include a related amendment to the Master Street Plan.

VI. ZONING:

1. APPLICATION Z02-11-011 JUDI'S CARRIER INC

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "PCD", Planned Commercial District on a 20.829 acre portion of a tract containing approximately 56.021 acres of land located south of the southeast intersection of Paluxy Drive and Brandon Drive. The applicant is requesting the zone change to allow for future development opportunities.

2. APPLICATION Z04-11-020 NATHAN SPILLMAN & HARRIS FENDER (1624 SOUTH FLEISHEL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2" Two-Family Residential District to "AR", Adaptive Reuse District on Lot 4 of NCB 658C, one lot located south of the southeast intersection of South Fleishel Avenue and East 5th Street. The applicant is requesting the zone change to allow for a real estate appraisal office.

3. APPLICATION Z04-11-021 GLENWOOD CHURCH OF CHRIST (5308 HOLLYTREE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A" Single-Family Residential District to "RPO", Restricted Professional Office District on a portion of Lot 27 of NCB 1434D, one lot totaling approximately 2.58 acres of land located north of the northeast intersection of Hollytree Drive and Spring Branch Drive (5476 Hollytree Drive). The applicant is requesting the zone change to allow for an office for their Christian Homes and Family Services program.

4. APPLICATION Z04-11-022 DON McPHERSON (3709 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A" Single-Family Residential District to "RPO", Restricted Professional Office District on Lot 1 of NCB 1032I, one lot containing approximately 0.24 acres of land located at the southwest intersection of ESE Loop 323 and Paluxy Drive (3709 Paluxy Drive). The applicant is requesting the zone change to allow for a custom made jewelry store.

5. APPLICATION Z04-11-023 SCHULZ BLUE RIDGE, LLC (327 EAST RIECK ROAD)

Request that the Planning and Zoning Commission consider recommending a site plan amendment on Lot 3C of NCB 1563, one lot containing approximately 0.74 acres of land located at the southeast intersection of East Rieck Road and Donnybrook Avenue (327 East Rieck Road). The applicant is requesting the site plan amendment to allow for the construction of an office building.

6. APPLICATION Z04-11-024 VILLAS OF HOLLYTREE (1120 LA VISTA DRIVE)

Request that the Planning and Zoning Commission consider recommending a site plan amendment on Lots 5A thru 18A of NCB 1540E, Lots 7A thru 10A of NCB 1540F, Lots 1A thru 6A of NCB 1540G, Lots 1A thru 6A and 11A thru 28A of NCB 1540H, Lots 10A thru 23A of NCB 1540J, and Lots 1A thru 3A of NCB 1540K, 61 lots containing approximately 22.08 acres of land located west of the southwest intersection of West Grande Boulevard and Hollytree Drive (1120 La Vista Drive). The applicant is requesting the site plan amendment to allow for the construction of single-family detached homes and single-family attached homes.

7. APPLICATION S04-11-006 GERARD DENGLER (2215 ROY ROAD)

Request that the Planning and Zoning Commission consider recommending a special use permit site plan amendment on Lot 2 of NCB 1482, one lot containing approximately 6.99 acres of land located east of the southeast intersection of Mandy Lane and Roy Road (2215 Roy Road). The applicant is requesting the site plan amendment to allow for the construction of a parking lot.

8. APPLICATION Z04-11-025 MITCH BROWN (3556 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "C-2", General Commercial District on a parcel of land containing approximately 44.5 acres of land located east of the southeast intersection of Highway 155 South and West Grande Boulevard (3556 West Grande Boulevard). The applicant is requesting the zone change to allow for commercial development.

VII. PLATS:

1. P04-11-003 Northchase Development, Preliminary Plat

A 65 lot subdivision containing approximately 180 acres of land located south of the intersection of Loop 323 and North Broadway Avenue. The purpose of the plat is to plan for a mixture of housing and light commercial uses. The property is currently zoned "R-MF", Multi-Family Residential District and "AG", Agricultural District.

2. F03-11-036 Forest Meadows North, Final Plat

A 40 lot subdivision containing approximately 6.73 acres of land located south of the southwest intersection of WNW Loop 323 and Broadway Avenue. The purpose of the plat is to create 19 single-family detached lots, 20 single-family attached lots, and one greenbelt lot. The property is currently zoned "R-1D", Single-Family Detached and Attached Residential.

3. F04-11-043 JAMR Addition Unit 1, First Amendment, Amending Replat of Lots 1 and 2 of JAMR Addition Unit 1

A two lot subdivision containing approximately 11.72 acres of land located south of the southeast intersection of Mandy Lane and Roy Road. The purpose of the plat is to provide additional frontage for Lot 2 along Roy Road. The properties are currently zoned "R-1A", Single-Family Residential District and "AG", Agricultural District.

VIII. CONSENT AGENDA:

1. F04-11-044 Silkot International at Shiloh, Final Plat

A one lot subdivision containing approximately 1.45 acres of land located at the northwest intersection of Shiloh Road and Thistle Drive. The purpose of the plat is to create one commercial lot in order to obtain a building permit. The property is currently zoned "C-2", General Commercial District.

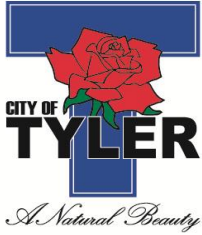
2. F04-11-046 Bellwood Heights Addition, Fourth Amendment, Amending Replat of Lots 1 and 2 of Bellwood Heights Addition

A one lot subdivision containing approximately 0.42 acres of land located at the southwest intersection of West Vance Street and North Gaston Avenue. The purpose of the plat is to combine two lots into one in order to obtain a building permit. The property is currently zoned "R-1B", Single-Family Residential District.

3. F04-11-050 Morlan Acres, Resubdivision Plat

A two lot subdivision containing approximately 0.28 acres of land located east of the southeast intersection of Highway 110 North and County Road 4167. The purpose of the plat is to create two residential lots. The property is currently zoned "R-MH", Manufactured Home Residential District.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

*Tyler Development Center
Large Conference Room
423 W. Ferguson
Tyler, Texas*

*Tuesday, April 5, 2011
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 May 3, 2011.

X. ANNEXATION:

APPLICATION A04-11-001 TYLER POUNDS REGIONAL AIRPORT ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance annexing portions of Tyler Pounds Regional Airport and the public right-of-way connecting the Airport to the municipality by the most direct route. The proposed annexation area consists of territory lying adjacent to and contiguous to the present boundary limits of the City of Tyler. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council Districts.
- D. The Land Use Guide to reflect a specific Land Use.
- E. Original zoning of 0.52 acres of "M-1", Light Industrial District and "MU-O", Municipal Use-Overlay District.

XI. THOROUGHFARE CLOSURE:

APPLICATION C05-11-003 BARRY ROBINSON (UNIMPROVED RIGHT-OF-WAY)

Request that the Planning and Zoning Commission consider recommending closing an unimproved right-of-way. The north side of the right-of-way is adjacent to a 14.01 acre tract of land which does not have a lot number or addresses assigned to it. The south side is adjacent to three lots without a new city block (5907 Rhones Quarter Rd, 5906 and 5907 Springbrook Dr). The applicant is requesting the closure in order to add the land to the adjacent residential properties.

XII. ZONING:

1. APPLICATION S05-11-005 JEREME & JENNIFER DOWNS (505 S CHILTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a special use permit renewal on Lot 19 of NCB 82, one lot containing approximately 0.40 acres of land located at the southwest intersection of Bryan Street and South Chilton Avenue (505 S Chilton Ave). The applicant is requesting the SUP renewal to allow for the continued operation of a bed and breakfast.

2. APPLICATION S05-11-007 STANLEY SMITH (804 W 26th STREET)

Request that the Planning and Zoning Commission consider recommending a special use permit on Lots 4 and 5 of NCB 501J, two lots containing approximately 0.34 acres of land located at the southwest intersection of Tenneha Avenue and West 26th Street (804 W 26th Street). The applicant is requesting the SUP to allow for the operation of a one-chair beauty shop.

3. APPLICATION Z05-11-026 SOLOMON INVESTMENTS OF TEXAS LLC (3001 WNW LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "C-1", Light Commercial District on Lot 19D of NCB 1238, one lot containing approximately 0.83 acres of land located at the northwest intersection of Club Lake Drive and West Northwest Loop 323. The applicant is requesting the zone change to allow for a government services administration building.

4. APPLICATION Z05-11-027 MIKE SUGG (3101 BELLWOOD ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "M-1", Light Industrial District on Lot 5 of NCB 852R, one lot containing approximately 0.22 acres of land located west of the northwest intersection of Britton Avenue and Bellwood Road. The applicant is requesting the zone change to allow for the use of an existing commercial building.

5. APPLICATION Z05-11-029 EAST TEXAS MENTAL HEALTH (512 W CHARNWOOD STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "C-1", Light Commercial District on Lot 23 of NCB 173, one lot containing approximately 0.43 acres of land located west of the southwest intersection of South Chilton Avenue and West Charnwood Street. The applicant is requesting the zone change to allow for a veteran resource/assistance center.

6. APPLICATION Z05-11-030 MOBILE INVESTMENTS & PROPERTY RENTALS (LOT 41 OF NCB 1548H)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-1D", Single-Family Detached and Attached Residential District on a 2.72 acre portion of Lot 41 of NCB 1548H, one lot containing approximately 7.26 acres of land located east of the intersection of Haverhill Drive and Mobley Lane. The applicant is requesting the zone change to allow for single-family attached housing.

7. APPLICATION Z05-11-031 HAIRSTON FAMILY PARTNERSHIP (7790 MORNING STAR DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "R-1A", Single-Family Residential District on Lot 999 of NCB 1539M, one lot containing approximately 36 acres of land located south of the intersection of Hollytree Drive and Bright Star Court. The applicant is requesting the zone change to allow for single-family detached housing.

XIII. PLATS:

1. P05-11-004 Holly Heights Addition, Preliminary Plat

A 58 lot subdivision containing approximately 51.4 acres of land located south of the intersection of Hollytree Drive and Bright Star Court. The purpose of the plat is to plan for a 58 single-family detached homes. The property is currently zoned "AG", Agricultural District, however a zoning application has been submitted to change the zoning to "R-1A", Single-Family Residential District.

2. F05-11-052 Tyler Cascades, Unit One, Section Two, First Amendment, Amending Replat of Lots 11-A, 12-A, and 13-A of Tyler Cascades, Unit One, Section Two

A three lot subdivision containing approximately 1.75 acres of land located east of the intersection of Hogan Drive and Hogan Court. The purpose of the plat is to adjust lot lines. The property is currently zoned "R-1A", Single-Family Residential District.

3. F05-11-053 Terry Griffith Addition, First Amendment, Amending Replat of Lot 1 of Terry Griffith Addition

A three lot subdivision containing approximately 11.59 acres of land located west of the southwest intersection of FM 850 and Matney Lane. The purpose of the plat is to carve two lots out of Lot 1. The property is currently in Zone 2 of the ETJ.

4. F05-11-054 Stanco Corner, Final Plat

A two lot subdivision containing approximately 2.86 acres of land located southwest of the intersection of FM 848 and CR 284. The purpose of the plat is to create two lots. The property is currently in Zone 2 of the ETJ.

5. F05-11-055 Alvarado Subdivision, Final Plat

A four lot subdivision containing approximately 2.03 acres of land located north of the intersection of CR 4153 and Bullock Drive. The purpose of the plat is to create four lots. The property is currently in Zone 2 of the ETJ.

6. F05-11-056 The Hillcrest Avenue Addition, Unit Two, Final Plat

A one lot subdivision containing approximately 0.42 acres of land located north of the northeast intersection of Pin Oak Street and Hillcrest Avenue. The purpose of the plat is to plat a previously unplatted lot in order to obtain a building permit. The property is currently zoned "R-1A", Single-Family Residential District.

7. F05-11-057 Holly Star, First Amendment, Amending Replat of Lots 5 and 6 of Holly Star

A one lot subdivision containing approximately 1.59 acres of land located at the east end of Bright Star Court. The purpose of the plat is to combine two lots into one. The property is currently zoned "AG", Agricultural District.

8. F05-11-058 J.A. Bergfeld Addition, Second Amendment, Amending Replat of Lot 12-B of J.A. Bergfeld Addition

A one lot subdivision containing approximately 7.51 acres of land located at the southeast intersection of East 5th Street and Roseland Boulevard. The purpose of the plat is to adjust an access easement. The property is currently zoned "C-1", Light Commercial District and "INT", Institutional District.

9. F05-11-059 Highland Park Addition, First Amendment, Amending Replat of Tax Lots 31-A, 32-A, & 33-A of Highland Park Addition

A one lot subdivision containing approximately 1.12 acres of land located at the southwest intersection of West Highland Park Circle and Drexel Place. The purpose of the plat is to combine three tax lots purchased by deed into one platted lot. The property is currently zoned "R-1A", Single-Family Residential District.

10. F05-11-060 Paluxy Plaza Addition, Final Plat

A one lot subdivision containing approximately 9.97 acres of land located south of the southeast intersection of Brandon Drive and Paluxy Drive. The purpose of the plat is to create a one lot subdivision in order to obtain a building permit. The property is currently zoned "C-1", Light Commercial District.

XIV. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2011, 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 _____, 2011, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
