



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, August 16, 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.

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 6, 2011.

I. TABLED ITEMS:

APPLICATION Z08-11-046 ELIZAMA & DAVID CORRAZCO (1320-1326 E. HOUSTON STREET)

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 District on Lots 8A and 8B of Block 243, two lots containing approximately 0.32 acres of land located at the northwest intersection of South Clayton Avenue and East Houston Street (1320 and 1326 E Houston Street). The applicant is requesting the zone change to allow for the construction of duplexes.

II. ANNEXATION:

APPLICATION A09-11-007 MANSION CREEK ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of the Mansion Creek Subdivision together with the contiguous Highway 64 East Right-of-way. The proposed annexation area consists of territory lying adjacent to the present boundary limits of the City of Tyler at the intersection of Spur 164 and Highway 64 East. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #4.
- C. The Land Use Guide to reflect a Multi-Family and Neighborhood Commercial Land Use.
- D. Original zoning of nine acres of "R-MF", Multi-Family Residential District and six acres of "C-1", Light Commercial District.

III. ZONING:

1. APPLICATION N09-11-001 CITY OF TYLER (COUNTY ROAD 1145)

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from County Road 1145 to Old Pleasant Retreat Road on a section of road beginning at the intersection of C R 1145 and Negem Road and continuing east to the intersection of C R 1145 and Parker Road. The requested thoroughfare name change is due to the recent airport annexation.

2. APPLICATION S09-11-012 RHP PROPERTIES AND CREST PROPERTIES (100 EAST FERGUSON STREET)

Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 1A of Block 1A, one lot containing approximately 2.02 acres of land located at the northeast intersection of North Broadway Avenue and East Ferguson Street (100 East Ferguson Street). The applicant is requesting the SUP to allow for the replacement of three existing cellular antennae on the building.

3. APPLICATION Z09-11-048 KIMBLE KUBIAK (513 & 515 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "C-2", General Commercial District on Lot 8 of NCB 71, one lot containing approximately 0.32 acres of land located west of the southeast intersection of East Front Street and Dean Avenue. The applicant is requesting the zone change to allow for the use of an existing commercial building and to maintain uniformity with existing retail on East Front Street.

4. APPLICATION Z09-11-050 GLADYS & JOHN CALVIN MOORE (325 VAUGHN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-MF", Multi-Family Residential District on Lots 11, 12, and 13 of Block 737, three lots containing approximately 0.21 acres of land located south of the southwest intersection of Vaughn Avenue and Pine Street (325 Vaughn Avenue). The applicant is requesting the zone change to allow for the property to be used as a day care center.

5. APPLICATION Z09-11-051 HAZARI & SONS, LLC (2915 CHARLOTTE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District to "M-1", Light Industrial District on Lot 23 of Block 1238, one lot containing approximately 0.62 acres of land located at the northwest intersection of Charlotte Drive and a private road (2915 Charlotte Drive). The applicant is requesting the zone change to allow install and operate a coffee roaster at an existing coffee packaging plant.

6. APPLICATION Z09-11-052 DENNIS H. WALKER (410 FLEISHEL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-2", Two-Family Residential District to "R-1B", Single-Family Residential District on Lot 10 of Block 124, one lot containing approximately 0.15 acres of land located north of the northwest intersection of North Fleishel Avenue and East Line Street (410 Fleishel Avenue). The applicant is requesting the zone change to allow for the construction of a new single-family dwelling.

7. APPLICATION Z09-11-053 VILLAS OF HOLLYTREE, LP (1120 LA VISTA DRIVE)

Request that the Planning and Zoning Commission consider recommending a site plan amendment for the “PUR”, Planned Unit Residential District on Lot 1 of NCB 1540-J, one lot containing approximately 0.58 acres of land located at the northwest intersection of Hollytree Drive and La Vista Drive (1120 La Vista Drive). The applicant is requesting the site plan amendment to allow for the installation of a gated entry for the development.

8. APPLICATION Z09-11-054 JOSE M. SAUCEDO (910 NELL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-1”, Light Commercial District on a portion of Lot 33D of NCB 319, one lot containing approximately 0.22 acres of land located south of the southeast intersection of West Dobbs Street and Nell Avenue (910 Nell Avenue). The applicant is requesting the zone change on a portion adjacent to Lot 32A, NCB 319 to allow for a parking lot.

9. APPLICATION Z09-11-055 BRIAN MOBLEY (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.

IV. PLATS:

1. F09-11-080 Foundry Addition, First Amendment

A one lot subdivision containing approximately 1.82 acres of land located at the southwest intersection of North Palace Avenue and West Selman Street. The purpose of the plat is to create a platted lot out of two tax lots for a building addition. The property is currently zoned "M-1", Light Industrial District.

2. F09-11-081 Cross Road Estates, Second Amendment

A one lot subdivision containing approximately 0.96 acres of land located at the southwest intersection of Cross Road and the planned street of Crosswater. The purpose of the plat is to add additional area to Lot 5. The property is currently zoned “PUR”, Planned Unit Residential District.

3. F09-11-082 The Crossing Town Center Unit 1, First Amendment

A one lot subdivision containing approximately 2.33 acres of land located at the southwest intersection of Old Jacksonville Highway and Three Lakes Parkway. The purpose of the plat is to add additional area to Lot 1 and dedicate right-of-way for Three Lakes Parkway. The properties are currently zoned “C-1”, Light Commercial District.

4. F09-11-083 Shiloh Village Unit 1, Second Amendment & Shiloh Village Unit 2, First Amendment

A 12 lot subdivision containing approximately 1.82 acres of land located east of the end of Shiloh Village Drive. The purpose of the plat is to adjust lot lines. The properties are currently zoned “R-1D”, Single-Family Detached and Attached Residential District.

5. **F09-11-084 Tyler Industrial Park, Third Amendment**
A one lot subdivision containing approximately 2.34 acres of land located east of the southeast intersection of Bennett Avenue and Robertson Road. The purpose of the plat is to create a lot out of a 54 acre tract of land. The property is currently zoned “M-1”, Light Industrial District.
 6. **F09-11-085 The Villages at Oak Hollow Unit 2, First Amendment**
A three lot subdivision containing approximately 2.36 acres of land located north of the northeast intersection of Old Jacksonville Highway and Dueling Oaks. The purpose of the plat is to combine two lots into one and create a lot out of a 6.02 acre tract of land. The properties are currently zoned “C-1”, Light Commercial District.
 7. **F09-11-086 Charleston Park Unit 2, Second Amendment**
A one lot subdivision containing approximately 0.33 acres of land located west of the northwest intersection of Charleston Park and Hemingway Lane. The purpose of the plat is to combine two existing lots into one. The property is currently zoned “PUR”, Planned Unit Residential District.
 8. **F09-11-087 John F. Walker Addition, Final Plat**
A two lot subdivision containing approximately 5.66 acres of land located at the northeast intersection of Cumberland Road and Wilder Way Road. The purpose of the plat is to create two platted lots from three existing tax lots. The property is currently zoned “AG”, Agricultural District.
 9. **F09-11-088 The Havens, Final Plat**
A one lot subdivision containing approximately 14.01 acres of land located south of the southwest intersection of Rhones Quarter Road and Arbor Oak Drive. The purpose of the plat is to create a one lot subdivision. The property is currently zoned “AG”, Agricultural District.
 10. **F09-11-089 Charleston Park Unit 4, First Amendment**
A two lot subdivision containing approximately 0.38 acres of land located at the west intersection of Hemingway Lane and Spartanburg Lane. The purpose of the plat is to create two lots from three existing lots. The property is currently zoned “PUR”, Planned Unit Residential District.
 11. **F09-11-090 Norman L. Dickey Addition, Final Plat**
A three lot subdivision containing approximately 9.94 acres of land located on County Road 136 south of the southwest intersection of County Road 136 and County Road 168. The purpose of the plat is to create three new lots from one existing lot. The property is located in Zone 2 of the ETJ. **The applicant has requested a waiver of required street improvements including \$43,931 in escrow.**
 12. **F09-11-091 Powell Addition, Final Plat**
A one lot subdivision containing approximately 0.69 acres of land located north of the northwest intersection of FM 2493 and FM 2813. The purpose of the plat is to create one lot out of a 28.91 acre tract of land. The property is located in Zone 2 of the ETJ.
- V. **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.
