

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, July 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. Consideration of minutes from Commission meeting of June 7, 2011**
- V. ZONING:**
 - 1. APPLICATION C07-11-004 CECIL & DOROTHY TAYLOR (UNIMPROVED ALLEY)**

Request that the Planning and Zoning Commission consider recommending closing an unimproved alley. The east side of the alley is adjacent to Lot 22 of NCB 269B. The west side is adjacent to Lots 4 and 21 of NCB 269B. The applicant is requesting the closure in order to add the land to the adjacent residential properties.
 - 2. APPLICATION S07-11-009 ROTONGER BURNS (504 McCAIN DRIVE)**

Request that the Planning and Zoning Commission consider recommending a special use permit renewal on Lot 49 of NCB 666, one lot containing approximately 0.16 acres of land located north of the northeast intersection of West Houston Street and McCain Drive (504 McCain Drive). The applicant is requesting the SUP to allow for the continued operation of a one chair beauty salon for an indefinite period of time.

3. APPLICATION Z07-11-042 OAK TREE ACADEMY (1525 EAST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "C-1", Light Commercial District on Lot 3 of NCB 3C, one lot containing approximately 2.24 acres of land located east the southeast intersection of Circle Drive and East Grande Avenue (1525 E Grande Blvd). The applicant is requesting the zone change to allow an existing daycare center to erect a sign.

4. APPLICATION Z07-11-044 REI PROPERTIES (301 SOUTH SOUTHWEST 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 5 of NCB 1253A, one lot containing approximately 2.63 acres of land located at the northwest intersection of West Elm Street and SSE Loop 323 (301 SSE Loop 323). The applicant is requesting the zone change to allow for the construction of a commercial building.

5. APPLICATION Z07-11-045 AMERICAN STATE BANK (917 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "PCD", Planned Commercial Development District on Lot 1 of NCB 1013, one lot containing approximately 0.86 acres of land located at the southwest intersection of ESE Loop 323 and New Copeland Road (917 ESE Loop 323). The applicant is requesting the zone change to allow for the construction of a bank.

VIII. CONSENT AGENDA:

1. F07-11-068 Holly Heights Unit 5, Final Plat

A 14 lot subdivision containing approximately 21.25 acres of land located south of the intersection of Bright Star Court and Hollytree Drive. The purpose of the plat is to create 14 residential lots. The property is currently zoned "R-1A", Single-Family Residential District.

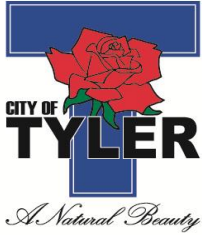
2. F07-11-069 Alvarado Subdivision, Final Plat

A three 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 three lots. The property is currently in Zone 2 of the ETJ.

3. F07-11-072 ASB Loop 323 Addition, Final Plat

A one lot subdivision containing approximately 0.94 acres of land located at the southwest intersection of ESE Loop 323 and New Copeland Road. The purpose of the plat is to create one lot to obtain a building permit. The property is currently zoned "R-1A", Single-Family Residential District, however an application has been submitted to change the zoning to "PCD", Planned Commercial Development District.

X. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, July 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.

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 August 2, 2011.

X. ANNEXATIONS:

1. APPLICATION A08-11-005 CAMP FORD HISTORICAL ASSOCIATION, INC. ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of Camp Ford Historical Association, located at 6501 N. Hwy. 271. The proposed annexation area consists of approximately 2.5 acres 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 Private Recreation and Open Space.
- E. Original zoning of 2.5 acres of "C-1", Light Commercial District.

2. APPLICATION A08-11-006 PETTY'S ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 8.15 +/- acres of land, addressed as 14184, 14200, 14300 and 14352 Rhones Quarter Road. 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 General Commercial Land Use.
- E. Original zoning of 8.15 +/- acres of "C-2", General Commercial District.

X. TABLED ITEM:

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 "C-1", Light Commercial 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.

XI. ZONING:

1. APPLICATION C08-11-005 STEVE THORNTON (PRINCEDALE)

Request that the Planning and Zoning Commission consider recommending closing an unimproved portion of Princedale right-of-way. The east side of the right-of-way is adjacent to Lots 12 and 13 of NCB 1539N. The west side is adjacent to Princedale. The applicant is requesting the closure in order to add the land to the adjacent residential properties.

2. APPLICATION S08-11-011 STANLEY L. SMITH (812 W. 26TH STREET)

Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 2 of NCB 501J, one lot containing approximately 0.17 acres of land located east of the southeast intersection of North Palace Avenue and West 26th Street (812 W. 26th St.). The applicant is requesting the SUP to allow for the operation of a one chair beauty salon for one year.

3. 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.

4. APPLICATION Z08-11-047 AMERICAN STATE BANK (1116 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a site plan amendment for the "PCD", Planned Commercial Development District on Lot 1-A of Block 792, one lot containing approximately 1.01 acres of land located at the northwest intersection of South Beckham Avenue and Troup Highway (1116 Troup Highway). The applicant is requesting the site plan amendment to allow for the construction of a bank.

XII. PLATS:

1. F08-11-074 Oak Hill Unit 23, Final Plat

A one lot subdivision containing approximately 1.16 acres of land located north of the northwest intersection of Old Jacksonville Highway and Elkton Trail. The purpose of the plat is to create one commercial lot. The property is currently zoned "C-1", Light Commercial District.

2. F08-11-075 The Yard, Final Plat

A three lot subdivision containing approximately 4.61 acres of land located at the southwest intersection of SH 31 West and Bellwood Golf Club Road. The purpose of the plat is to subdivide the current lot into three lots for commercial usage. The property is currently zoned "C-2", General Commercial District, and "M-1", Light Industrial District.

3. F08-11-076 Holly Star, Second Amendment

A two lot subdivision containing approximately 2.45 acres of land located at the east end of Bright Star Court. The purpose of the plat is to adjust lot lines. The properties are currently zoned "AG", Agricultural District.

2. F08-11-077 JSBS Addition, Preliminary Plat

A one lot subdivision containing approximately 0.40 acres of land located west of the northwest intersection of Karen Drive and Robert E. Lee Drive. The purpose of the plat is to create a platted lot in order to obtain a building permit. The property is currently zoned "RPO", Restricted Professional Office District.

3. F08-11-078 Goodman Addition, Final Plat

A one lot subdivision containing approximately 0.45 acres of land located at the southeast intersection of Border Avenue and West Bow Street. The purpose of the plat is to combine three tax lots into one property. The property is currently zoned "C-2", General Commercial District.

XIII. 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.
