

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, June 7, 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 April 5, 2011 and May 3, 2011**
- V. UNIFIED DEVELOPMENT CODE:**

ZA02-11-001 UNIFIED DEVELOPMENT CODE AMENDMENTS

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations relating to zoning districts, establishing a new Residential Estate Zoning District, use regulations, subdivision design and improvements, streets and thoroughfares, development standards, environmental regulations, development approval procedures, administration and enforcement, historic preservation, and definitions.

VI. TABLED ITEM:

APPLICATION Z02-11-014 SEFERINO BAUTISTA (524 and 528 SOUTH GLENWOOD BOULEVARD)

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 6 and 7 of NCB 324B, two lots totaling approximately 0.22 acres of land located north of the intersection of South Glenwood Boulevard and Herndon Avenue (524 and 528 S Glenwood Boulevard). The applicant is requesting the zone change to allow for a retail automotive part store without installation.

VII. ZONING:

1. APPLICATION Z06-11-035 VICTOR RJESNJANSKY (5428 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "AR", Adaptive Reuse District on Lot 7 of NCB 1537A, one lot containing approximately 0.42 acres of land located east of the southeast intersection of Bellwood Lake Road and Chandler Highway (5428 Chandler Hwy). The applicant is requesting the zone change to allow for the operation of an antique store/gift shop.

2. APPLICATION Z06-11-032 ALBERTO CRUZ (1002 NORMANDY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "R-1B", Single-Family Residential District on Lot 12 of NCB 221B, one lot containing approximately 0.15 acres of land located at the northwest intersection of Normandy Avenue and East Berta Street (1002 Normandy Ave). The applicant is requesting the zone change to bring the existing single-family use into code conformity.

3. APPLICATION Z06-11-034 DENNIS WALKER (1304 CONNALLY STREET)

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 4 of NCB 665A, one lot containing approximately 0.13 acres of land located west of the southwest intersection of South Confederate Avenue and Connally Street (1304 Connally St). The applicant is requesting the zone change to allow for the construction of a single-family home.

4. APPLICATION Z06-11-036 DENNIS WALKER (1308 CONNALLY STREET)

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 5 of NCB 665A, one lot containing approximately 0.13 acres of land located west of the southwest intersection of South Confederate Avenue and Connally Street (1308 Connally St). The applicant is requesting the zone change to allow for the construction of a single-family home.

5. APPLICATION Z06-11-038 DENNIS WALKER (2203 NORTH BOIS D' ARC 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 NCB 497, one lot containing approximately 0.18 acres of land located at the northeast intersection of West Mims Street and North Bois D' Arc Avenue (2203 N Bois D' Arc Ave). The applicant is requesting the zone change to allow for the construction of a single-family home.

6. APPLICATION Z06-11-039 DENNIS WALKER (2404 BORDER 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 8 of NCB 501H, one lot containing approximately 0.18 acres of land located north of the northwest intersection of West 25th Street and Border Avenue (2404 Border Ave). The applicant is requesting the zone change to allow for the construction of a single-family home.

7. **APPLICATION Z06-11-040 DENNIS WALKER (1700 NORTH ROSS 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 8 of NCB 546, one lot containing approximately 0.18 acres of land located at the northwest intersection of West Vance Street and North Ross Avenue (1700 N Ross Ave). The applicant is requesting the zone change to allow for the construction of a single-family home.

8. **APPLICATION Z06-11-041 DENNIS WALKER (2207 NORTH BOIS D' ARC 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 9 of NCB 497, one lot containing approximately 0.18 acres of land located north of the northeast intersection of West Mims Street and North Bois D' Arc Avenue (2207 N Bois D' Arc Ave). The applicant is requesting the zone change to allow for the construction of a single-family home.

VIII. PLAT:

F06-11-061 Bautista Addition, Final Plat

A one lot subdivision containing approximately 0.22 acres of land located north of the intersection of South Glenwood Boulevard and Herndon Avenue. The purpose of the plat is to combine two lots into one in order to rezone to C-1. The property is currently zoned "R-MF", Multi-Family Residential District.

IX. CONSENT AGENDA:

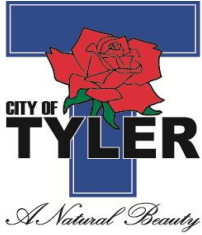
1. F06-11-062 Denson Rentals Addition, Final Plat

A two lot subdivision containing approximately 1.56 acres of land located south of the intersection of Telephone Road and University Boulevard. The purpose of the plat is to combine three tax lots into two platted lots. The property is currently zoned "M-1", Light Industrial District and "C-2", General Commercial District.

2. F06-11-064 Tobe Walton Subdivision, First Amendment, Amending Replat of Lot 1 of NCB 835W, Lot 1 of NCB 836Z, and Lots 4E & 5 of NCB 836C of the Tobe Walton Subdivision

A three lot subdivision containing approximately 1.75 acres of land located at the intersection of Old Noonday Road and Roy Street. The purpose of the plat is to combine lots for future sale. The property is currently zoned "R-1A", Single-Family Residential District. **This plat requires City Council approval due to the fact that the City of Tyler is the owner of the property.**

X. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, June 7, 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 July 5, 2011.

XI. 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 Dr). The applicant is requesting the SUP to allow for the continued operation of a one char beauty salon for an indefinite period of time.

3. APPLICATION Z07-11-042 CATHY CHAMPION (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-2", General 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.

XII. PLATS:

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. F07-11-070 Apple Professional Center, Third Amendment, Amending Replat of Lot 2H of Apple Professional Center and Lot 30H of Waterford Park

A one lot subdivision containing approximately 13.38 acres of land located at the east end of Waterford Court. The purpose of the plat is to combine an existing access drive with the connecting property. The property is currently zoned "R-1A", Single-Family Residential District, "PUR", Planned Unit Residential District, and "POD" Planned Office Development District.

4. F07-11-071 D & D Industrial Park, First Amendment, Amending Replat of Lot 20 of D & D Industrial Park

A two lot subdivision containing approximately 3.29 acres of land located at the southwest intersection of G.E. Drive and ESE Loop 323. The purpose of the plat is to create two commercial lots from a boundary which was conveyed by deed. The property is currently zoned "C-1", Light Commercial District and "C-2", General Commercial District.

5. 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.

6. F07-11-073 East Meadows Subdivision, Second Amendment, Amending Replat of Lots 9 and 10 of East Meadows Subdivision

A two lot subdivision containing approximately 0.74 acres of land located south the southwest intersection of Old Omen Road and Cornerstone Trail. The purpose of the plat is to adjust lot lines. The property is currently zoned "R-1A", Single-Family Residential 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.
