



# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, March 1, 2011  
1:30 p.m.*

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#### 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.

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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Planning Policies and Procedures**

#### **IV. Consideration of minutes from Commission meeting of February 1, 2011**

#### **V. 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 "C-1", Light 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 Z03-11-016 EARL TOM PYLE (1700 SSE LOOP 323 & 2747 EAST 5<sup>th</sup> STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "C-2", General Commercial District on Lots 18 and 19A of NCB 950, two lots totaling approximately 8.38 acres of land located south of the southeast intersection of ESE Loop 323 and E 5<sup>th</sup> Street (1700 SSE Loop 323 and 2747 E 5<sup>th</sup> Street). The applicant is requesting the zone change to allow for a rental car facility.

**3. APPLICATION Z03-11-018 JAMR PROPERTIES (2211 ROY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "RPO", Restricted Professional Office District on a 0.315 acre portion of Lot 1 of NCB 1482, one lot totaling approximately 4.72 acres of land located east of the southeast intersection of Mandy Lane and Roy Road (2211 Roy Road). The applicant is requesting the zone change to allow for placement of signs adjacent to the right-of-way.

**4. APPLICATION Z03-11-019 NORTH CHASE DEVELOPMENT, LLC (3896 NORTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "R-1D", Single-Family Detached and Attached Residential District on a 6.69 acre portion of a tract containing approximately 60.53 acres of land located at the southwest intersection of WNW Loop 323 and North Broadway Avenue (3896 North Broadway Avenue). The applicant is requesting the zone change to allow for the development of a single family neighborhood.

**VI. PLATS:**

**1. P03-11-002 The John Jones Addition, Preliminary Plat**

An eight lot subdivision containing approximately 20.77 acres of land located west of the northwest intersection of County Road 133 and County Road 178. The purpose of the plat is to plan for eight lots and two roads. The property is currently in Zone 2 of the ETJ.

**2. F03-11-039 Beard Estate, Final Plat**

A three lot subdivision containing approximately 2.70 acres of land located west of the southwest intersection of State Highway 110 and County Road 2167 (Jim Russell Road). The purpose of the plat is to create three lots. The property is currently in Zone 2 of the ETJ.

**VII. PLATS: CONSENT AGENDA**

**1. F03-11-033 Oak Hill Boulevard at Oak Hill, Final Plat**

A street right-of-way dedication containing approximately 0.97 acres of land located north of the intersection of Oak Hill Boulevard and Elkton Trail. The purpose of the plat is to dedicate street right-of-way. The property is currently zoned "R-1D", Single-Family Detached and Attached Residential District and "C-1", Light Commercial District.

**2. F03-11-035 Oak Hill Unit 22, Final Plat**

A one lot subdivision containing approximately 0.52 acres of land located west of the northwest intersection of Elkton Trail and Old Jacksonville Highway. The purpose of the plat is to create one commercial lot. The property is currently zoned "C-1", Light Commercial District.

**3. F03-11-038 Highway 64 East Subdivision, Final Plat**

A two lot subdivision containing approximately 3.50 acres of land located east of the northeast intersection of County Road 214 and Highway 64 East. The purpose of the plat is to create two lots. The properties are currently in Zone 2 of the ETJ.

**4. F03-11-041 Azalea Place, First Amendment, Amending Replat of Lots 58A-58E of Azalea Place**

A three lot subdivision containing approximately 1.83 acres of land located east of the intersection of East 1<sup>st</sup> Street and South Donnybrook Avenue. The purpose of the plat is to combine lots and realign a private drive. The properties are currently zoned "R-1B", Single-Family Residential District.

**VIII. Adjourn**

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**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.

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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.

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