



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, May 17, 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 June 7, 2011.

I. 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, use regulations, streets and thoroughfares, development standards, sign regulations, environmental regulations, historic preservation, and definitions.

II. TABLED ITEMS:

1. 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.

2. 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.

3. 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.

III. ZONING:

1. 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.

2. 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.

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.

IV. PLATS:

1. **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.
2. **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.
4. **F06-11-063 Millers Charnwood Addition, Final Plat**
A one lot subdivision containing approximately 0.21 acres of land located west of the southwest intersection of Oakland Avenue and East Charnwood Street. The purpose of the plat is to create a lot to obtain a building permit. The property is currently zoned "R-2" Two-Family Residential District.
5. **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.

6. F06-11-065 Bonifacia Addition, Final Plat

A one lot subdivision containing approximately 0.46 acres of land located at the northeast intersection of North Ross Street and West Erwin Street. The purpose of the plat is to combine two lots to obtain a building permit. The property is currently zoned "M-1", Light Industrial District.

7. F06-11-066 The Donnybrook, Amending Replat of Lots 58G and 58F of Azalea Place, First Amendment

A four lot subdivision containing approximately 2.10 acres of land located east of the intersection of East 1st Street and South Donnybrook Avenue. The purpose of the plat is to adjust lot lines and rename the plat. The property is currently zoned "R-1B", Single-Family Residential District.

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.
