



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, May 3, 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 March 1, 2011**
- V. ANNEXATION:**

APPLICATION A04-11-001 TYLER POUNDS REGIONAL AIRPORT ANNEXATION (700 SKYWAY BOULEVARD)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of approximately 923.3 acres of land containing the Tyler Pounds Regional Airport terminal and the airfield including the public rights-of-way along State Highway 31 and County Road 1141 leading to the airport property. The annexation excludes city owned leaseholds. The proposed annexation area consists of territory laying adjacent to and contiguous to the present boundary limits of the City of Tyler. Also consider recommendation regarding establishment of:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council District #2 West.
- D. The Land Use Guide to reflect Light Industrial / Warehouse Land Use.
- E. Original zoning of 923.3 acres of "M-1", Light Industrial District and "MU-O", Municipal Use-Overlay District.

VI. ZONING:

1. APPLICATION S05-11-007 STANLEY SMITH (804 W 26th STREET)

Request that the Planning and Zoning Commission consider recommending a special use permit on Lots 4 and 5 of NCB 501J, two lots containing approximately 0.34 acres of land located at the southwest intersection of Tenneha Avenue and West 26th Street (804 W 26th Street). The applicant is requesting the SUP to allow for the operation of a one-chair beauty shop.

2. APPLICATION Z05-11-026 SOLOMON INVESTMENTS OF TEXAS LLC (3001 WNW 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 19D of NCB 1238, one lot containing approximately 0.83 acres of land located at the northwest intersection of Club Lake Drive and West Northwest Loop 323. The applicant is requesting the zone change to allow for a Government Services Administration office building.

3. 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.

4. APPLICATION Z05-11-030 MOBILE INVESTMENTS & PROPERTY RENTALS (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.

5. APPLICATION S05-11-005 JEREME & JENNIFER DOWNS (505 S CHILTON AVENUE)

Request that the Planning and Zoning Commission consider recommending a special use permit renewal on Lot 19 of NCB 82, one lot containing approximately 0.40 acres of land located at the southwest intersection of Bryan Street and South Chilton Avenue (505 S Chilton Ave). The applicant is requesting the SUP renewal to allow for the continued operation of a bed and breakfast.

6. APPLICATION Z05-11-029 EAST TEXAS MENTAL HEALTH (512 W CHARNWOOD STREET)

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 23 of NCB 173, one lot containing approximately 0.43 acres of land located west of the southwest intersection of South Chilton Avenue and West Charnwood Street. The applicant is requesting the zone change to allow for a veteran resource/assistance center.

7. 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.

8. APPLICATION Z05-11-031 HAIRSTON FAMILY PARTNERSHIP (7790 MORNING STAR DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "AG", Agricultural District to "R-1A", Single-Family Residential District on Lot 999 of NCB 1539M, one lot containing approximately 51.4 acres of land located south of the intersection of Hollytree Drive and Bright Star Court. The applicant is requesting the zone change to allow for single-family detached housing.

VII. PLATS:

1. P05-11-004 Holly Heights Addition, Preliminary Plat

A 58 lot subdivision containing approximately 45.18 acres and a floodway containing approximately 6.22 acres of land located south of the intersection of Hollytree Drive and Bright Star Court. The purpose of the plat is to plan for 57 single-family detached lots and one greenbelt lot. The property is currently zoned "AG", Agricultural District, however a zoning application has been submitted to change the zoning to "R-1A", Single-Family Residential District.

2. F05-11-052 Tyler Cascades, Unit One, Section Two, First Amendment, Amending Replat of Lots 11-A, 12-A, and 13-A of Tyler Cascades, Unit One, Section Two

A three lot subdivision containing approximately 1.75 acres of land located east of the intersection of Hogan Drive and Hogan Court. The purpose of the plat is to adjust lot lines. The property is currently zoned "R-1A", Single-Family Residential District.

3. F05-11-054 Stanco Corner, Final Plat

A two lot subdivision containing approximately 2.86 acres of land located southwest of the intersection of FM 848 and CR 284. The purpose of the plat is to divide one lot into two. The property is currently in Zone 2 of the ETJ.

4. F05-11-055 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 residential lots. The property is currently in Zone 2 of the ETJ.

5. F05-11-056 The Hillcrest Avenue Addition, Unit Two, Final Plat

A one lot subdivision containing approximately 0.42 acres of land located north of the northeast intersection of Pin Oak Street and Hillcrest Avenue. The purpose of the plat is to plat a previously unplatted lot in order to obtain a building permit. The property is currently zoned "R-1A", Single-Family Residential District. **Applicant has requested a Waiver of Escrow of \$4,076.**

VIII. 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.
