

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, February 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 January 4, 2011**

#### **V. ZONING:**

##### **1. APPLICATION Z02-11-010 LINDA JETER (2322 HORN AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "M-2", General Industrial District to "R-1B", Single-Family Residential District on Lot 4 of NCB 744, one lot totaling approximately 0.24 acres of land located south of the southwest intersection of East Rogers Street and Horn Avenue (2322 Horn Avenue). The applicant is requesting the zone change to bring the developed use into conformance with the zoning code.

##### **2. APPLICATION Z02-11-012 BILLY LANGLEY (2102 LINDBERGH DRIVE)**

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 2 of NCB 1092A, one lot totaling approximately 0.58 acres of land located west of the northwest intersection of Troup Highway and Lindbergh Drive (2102 Lindbergh Drive). The applicant is requesting the zone change to allow for additional parking spaces for the adjacent commercial property.

**3. APPLICATION Z02-11-013 DON MICHAEL MURPHY (6000 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District to "M-1", Light Industrial District on Lot 5 of NCB 1559, one lot totaling approximately 1.96 acres of land located at the southeast intersection of South Broadway Avenue and Donnybrook Avenue (6000 S Broadway Avenue). The applicant is requesting the zone change to allow for the placement of a billboard on the property.

**4. 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.

**5. APPLICATION Z02-11-015 DENNIS WALKER (406 EAST BERTA STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "AR", Adaptive Reuse District on Lot 7 of NCB 221A, one lot totaling approximately 0.16 acres of land located east of the northeast intersection of Pabst Avenue and East Berta Street (406 E Berta Street). The applicant is requesting the zone change to allow for the construction of a residence with an insurance office home business.

**VI. PLATS:**

**1. F02-11-030 Brixworth Unit 2, First Amendment, Replat of Lot 16 of Brixworth Unit 2**

A two lot subdivision containing approximately 2.40 acres of land located south of the southeast intersection of New Copeland Road and Brixworth Drive. The purpose of the plat is to create two office lots. The property is currently zoned "RPO", Restricted Professional Office District.

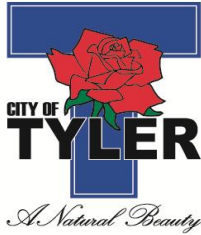
**2. F02-11-031 Bautista Addition, Final Plat**

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.

**3. VP02-11-001 Southbend Creek Phase One, Third Amendment, Plat Vacation**

A five lot subdivision containing approximately 0.88 acres of land located south of the southeast intersection of McClenny Drive and Garrett Drive. The purpose is to vacate the plat reverting Lot 15H back into Lots 15A, 15B, 15C, 15D, and 15E of Southbend Creek Phase One. This property is currently zoned "PMF", Planned Multi-Family District.

**VII. Recess**



## AGENDA

### PLANNING AND ZONING COMMISSION

#### WORKSESSION

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

*Tuesday, February 1, 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 March 1, 2011.**

#### VIII. 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 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 larger signs.

**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.

**IX. 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. F03-11-033 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.

**3. F03-11-034 Oak Hill Unit 20, Corrected Final Plat**

A one lot subdivision containing approximately 1.02 acres of land located south of the southwest intersection of Elkton Trail and Old Jacksonville Highway. The purpose of the plat is to remove an electric delivery easement and add a 26 feet shared ingress-egress easement. The property is currently zoned "C-1", Light Commercial District.

**4. 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.

**5. F03-11-036 Forest Meadows North, Final Plat**

A 24 lot subdivision containing approximately 5.56 acres of land located south of the southwest intersection of WNW Loop 323 and Broadway Avenue. The purpose of the plat is to create 24 lots. The property is currently zoned "AG", Agricultural District.

**6. F03-11-037 Jim Mayfield Subdivision, Second Amendment, Amending Replat of Lot 1B and Remainder of Lot 2 of Jim Mayfield Subdivision**

A one lot subdivision containing approximately 0.96 acres of land located west of the northwest intersection of Troup Highway and E Lindbergh Drive. The purpose of the plat is to combine two lots into one. The properties are currently zoned "C-2", General Commercial District and "R-1A", Single-Family Residential District.

**7. 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.

- 8. **F03-11-039 J. Russell Estate, Second Amendment, Resubdivision 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.
  
- 9. **F03-11-040 Ortiz Addition, Final Plat**  
A two lot subdivision containing approximately 0.745 acres of land located west of the southwest intersection of Old Omen Road and Tanglewood Drive. The purpose of the plat is to create two lots out of a lot with two single-family homes. The property is currently zoned "R-1A", Single-Family Residential District.
  
- 10. **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.
  
- X. **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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