

SECOND REVISED A G E N D A



PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, November 1, 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 October 4, 2011**
- V. **ZONING:**
 1. **APPLICATION Z11-11-001 COLUMBUS W. JACKSON (1113 SOUTH FRANCIS 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 Lots 33 and 34 of NCB 1092, two lots containing approximately 0.31 acres of land located south of the southwest intersection of Shaw Street and South Francis Avenue (1113 South Francis Avenue). The applicant is requesting the zone change to obtain a building permit for the expansion of an existing single-family home.
 2. **APPLICATION Z11-11-002 DOUBLE D RENTALS (1428 AND 1430 DUNCAN STREET)**

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 Lots 13 and 14A of NCB 671J, two lots containing approximately 0.42 acres of land located east of the northeast intersection of Duncan Street and Old Gladewater Highway (1428 and 1430 Duncan Street). The applicant is requesting the zone change to bring the existing property use into code conformity.

3. **APPLICATION Z11-11-004 VILLAS OF HOLLYTREE (1120 LA VISTA DRIVE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family District to “PXR”, Planned Mixed Residential District with final site plan on Lots 5A through 18A of NCB 1540E, Lots 7A through 10A of NCB 1540F, Lots 1A through 6A of NCB 1540G, Lots 1A through 6A and 11A through 28A of NCB 1540H, Lots 10A through 23A of NCB 1540J, and Lots 1A through 3A of NCB 1540K, 61 lots containing approximately 22.08 acres of land located west of the southwest intersection of West Grande Boulevard and Hollytree Drive (1120 La Vista Drive). The applicant is requesting the zone change to allow for the construction of detached homes and attached homes on private streets.
4. **APPLICATION S11-11-001 ORLENE MAYFIELD (2501 MADISON STREET)**
Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 1 of NCB 840U, one lot containing approximately 0.28 acres of land located at the northwest intersection of Madison Street and Rhinehart Street (2501 Madison Street). The applicant is requesting the special use permit to allow for the operation of a one-chair beauty shop for an initial one year period of time.
5. **APPLICATION Z11-11-005 EAST TEXAS MENTAL HEALTH (826 RUSK STREET)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-MF”, Multi-Family Residential District on Lot 11 of NCB 316, one lot containing approximately 0.39 acres of land located at the southeast intersection of Rusk Street and South Palace Avenue (826 Rusk Street). The applicant is requesting the zone change to allow for the operation of a veteran’s homeless shelter to provide short term housing for up to 16 homeless veterans for an initial one year period of time.
6. **APPLICATION S11-11-002 EAST TEXAS MENTAL HEALTH (826 RUSK STREET)**
Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 11 of NCB 316, one lot containing approximately 0.39 acres of land located at the southeast intersection of Rusk Street and South Palace Avenue (826 Rusk Street). The applicant is requesting the special use permit to allow for the operation of a veteran’s homeless shelter to provide short term housing for up to 16 homeless veterans.

VI. PLATS:

1. **F11-11-005 Moss Enterprises Addition, Final Plat**
A six lot subdivision containing approximately 3.20 acres of land located south of the southeast intersection of State Highway 110 South and Moser Lane. The purpose of the plat is to subdivide one lot into six for individual sale. The properties are currently in Zone 2 of the ETJ. The applicant is requesting a waiver of the requirement to plat the remainder of the lot.
2. **F11-11-006 South Broadway Village, Final Plat**
A two lot subdivision containing approximately 3.04 acres of land located west of the southwest intersection of South Broadway Avenue and Mobile Drive. The purpose of the plat is to create a new lot to be used for a restaurant. The properties are currently zoned “C-1”, Light Commercial District.

3. **F11-11-008 Borber Place and Patterson's 5 Acres, First Amendment, Amending Replat of Lots 23 and 24 of Borber Place and Patterson's 5 Acres**

A one lot subdivision containing approximately 0.28 acres of land located east of the northeast intersection of North Gaston Avenue and Claude Street. The purpose of the plat is to combine two lots into one. The property is currently zoned "R-MF", Multi-Family Residential District.

VII. Recess

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.
