



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, December 6, 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 November 1, 2011

V. ZONING:

1. A12-11-001 FAIR ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of the Fair Trust property together with a ten foot strip crossing the Highway 69 North right-of-way. The proposed annexation area consists of approximately 113.81 acres lying adjacent to the present boundary limits of the City of Tyler at the intersection of Highway 69 North and County Road 471. Also consider recommending:

- 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 #3.
- D. The Land Use Guide to reflect a General Commercial Land Use.
- E. Original zoning of 113.81 acres of "C-2", General Commercial District.
- F. Rename a portion of County Road 461 to James Fair Parkway.

2. **C12-11-001 JOHNSON & MANZIEL (DEVINE STREET)**
Request that the Planning and Zoning Commission consider recommending closing an unimproved portion of Devine Street right-of-way. The north side of the right-of-way is adjacent to Lot 28 of NCB 935. The south side is adjacent to Lot 29 of NCB 935. The applicant is requesting the closure in order to add the land to the adjacent commercial properties for development.
3. **Z12-11-006 LORENZO & DOLORES MARTINEZ (500 LOOP 323 NNW)**
Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "R-1A", Single-Family Residential District on Lot 15A of NCB 1249, one lot containing approximately 0.28 acres of land located at the northwest intersection of Loop 323 NNW and Woodhue Drive (500 Loop 323 NNW). The applicant is requesting the zone change to combine the lot with Lot 1A, NCB 1249 through a resubdivision plat for use as a backyard.

VI. PLATS:

1. **F12-11-009 Liberty Hill Gardens, First Amendment**
A three lot subdivision containing approximately 3.43 acres of land located east of the northeast intersection of FM 2767 and Lamont Drive. The purpose of the plat is to combine six existing lots and then subdivide them into three lots for residences. The properties are currently located in Zone 2 of the ETJ.
2. **F12-11-010 The Garza Subdivision, Final Plat**
A nine lot subdivision containing approximately 19.50 acres of land located at the northwest intersection of County Road 35 and Everett Drive. The purpose of the plat is to divide an existing tract into nine lots. The properties are currently located in Zone 2 of the ETJ.
3. **F12-11-016 Parks Addition, Second Amendment**
A two lot subdivision containing approximately 2.18 acres of land located at the northwest intersection of South Palace Avenue and West Front Street. The purpose of the plat is to combine lots into two lots for a business expansion. The property is currently zoned "C-2", General Commercial District. **The applicant is requesting a deferral of the required street improvements to the building permit.**
4. **F12-11-018 Golden Meadows at Highway 110 Subdivision, First Amendment**
A three lot subdivision containing approximately 3.75 acres of land located at the northwest intersection of State Highway 110 North and County Road 48. The purpose of the plat is to divide one lot into three lots. The properties are currently located in Zone 2 of the ETJ. **The applicant is requesting a waiver of required street improvements including \$2,717 in escrow.**
5. **VP12-11-001 Olon Woods Park, Vacation Plat**
A 24 lot subdivision containing approximately 11.20 acres of land located north of the northwest intersection of State Highway 110 and County Road 2121. The purpose of the plat is to vacate the previously created lots and unimproved street rights-of-way dedicated in August of 1986. The properties are currently located in Zone 2 of the ETJ.
6. **The Villages at Oak Hollow Unit 3, Final Plat**
A three lot subdivision containing approximately 1.42 acres of land located north of the northwest intersection of Dueling Oaks and Oak Alley. The purpose of the plat is to create three commercial lots. The properties are currently zoned "C-1", Light Commercial District.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

Tuesday, December 6, 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 January 3, 2012.

VIII. ZONING:

1. **Z01-12-006 Arellawo and Renteria (1822 E. Lawrence St)**
Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "R-1B", Single-Family Residential District on Lot 59 of NCB 675A, one lot containing approximately 0.26 acres of land located at the northwest intersection of South Porter Avenue and East Lawrence Street (1822 East Lawrence Street). The applicant is requesting the zone change to build a single-family home.

2. **Z01-12-008 Jimmy Howell (3505 Frankston Hwy)**
Request that the Planning and Zoning Commission consider recommending a zone change from "C-2", General Commercial District, "R-1A" Single-Family Residential District, and "R-1B", Single-Family Residential District to "C-1", Light Commercial District on Lot 15 of NCB 840F, one lot containing approximately 0.55 acres of land located south of the southwest intersection of Frankston Highway and Seaton Street (3505 Frankston Highway). The applicant is requesting the zone change to plat the property and build a Family Dollar business.

3. **S01-12-003 Gloria Aguilar (1014 N. Spring)**
Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 28 of NCB 216G, one lot containing approximately 0.24 acres of land located north of the northwest intersection of North Spring Avenue and East Berta Street (1014 North Spring Avenue). The applicant is requesting the special use permit to allow for the operation of a one-chair beauty shop for a one year period of time.

4. **S01-12-004 Catholic Diocese (2603 Old Omen Rd)**
Request that the Planning and Zoning Commission consider recommending a special use permit on Lot 1 of NCB 1443C, one lot containing approximately 0.25 acres of land located at the southwest intersection of Old Omen Road and Lexington Drive (2603 Old Omen Road). The applicant is requesting the special use permit to allow for the operation of a Catholic student center for a one year period of time.

IX. PLATS:

1. **F01-12-024 Park Central Addition Unit 3 – First Amendment**
A two lot subdivision containing approximately 2.06 acres of land located north of the northeast intersection of Park Center Drive and Towne Park Drive. The purpose of the plat is to create two lots out of the remainder lot. The properties are currently zoned “M-1”, Light Industrial District.
2. **F01-12-025 Holly Park Unit 1 – Second Amendment**
A two lot subdivision containing approximately 1.10 acres of land located north of the northeast intersection of Hollytree Drive and Hermitage. The purpose of the plat is to adjust lot lines. The properties are currently zoned “R-1A”, Single-Family Residential District.
3. **F01-12-026 Vista Lago Addition – Final Plat**
A six lot subdivision containing approximately 3.10 acres of land located east of the northeast intersection of County Road 1141 and County Road 1134. The purpose of the plat is to create six residential lots. The properties are currently located in Zone 2 of the ETJ.

X. 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.
