



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, November 15, 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 December 6, 2011.

I. ANNEXATION:

APPLICATION A12-11-001 FAIR ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of the Fair Trust property together with a 10 foot strip crossing the Highway 69 North right-of-way. The proposed annexation area consists of territory 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 (ETJ).
- 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 44 acres of "C-2", General Commercial District.

III. STREET CLOSURE:

APPLICATION 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.

III. ZONING:

1. APPLICATION 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.

IV. 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 new lots. The properties are currently located in Zone 2 of the ETJ.

3. F12-11-011 The Galloway Addition, Second Amendment

A one lot subdivision containing approximately 0.16 acres of land located west of the northwest intersection of North Palace Avenue and West Harmony Street. The purpose of the plat is to create one legal lot out of two tracts of land to satisfy a pre-plat agreement. The property is currently zoned "R-1B", Single-Family Residential District.

4. F12-11-012 Statler Heights, First Amendment

A two lot subdivision containing approximately 0.50 acres of land located at the southeast intersection of Pollard Drive and Arlington Avenue. The purpose of the plat is to combine two lots into one to obtain a building permit. The properties are currently zoned "R-1A", Single-Family Residential District.

5. F12-11-013 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.

6. F12-11-014 Olon Woods Park, Block 1, 2, 3 Plat Vacation

Plat vacation for blocks 1, 2, &3 of the Olon Woods Park Subdivision.

7. F12-11-015 Terry's Furniture Addition, Final Plat

A one lot subdivision containing approximately 0.90 acres of land located at the northwest intersection of South Beckham Avenue and East Erwin Street. The purpose of the plat is to combine six tax lots into one platted lot. The property is currently zoned "M-1", Light Industrial District.

- 8. F12-11-016 Parks Addition, Second Amendment**
A one 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 one lot for a business expansion. The property is currently zoned “C-2”, General Commercial District.
- 9. F12-11-017 Pit Stop Addition, Final Plat**
A one lot subdivision containing approximately 1.08 acres of land located west of the southwest intersection of South Glenwood Boulevard and West Front Street. The purpose of the plat is to obtain a remodeling permit. The property is currently zoned “C-2”, General Commercial District.
- 10. 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. The properties are currently located in Zone 2 of the ETJ.
- 11. F12-11-019 Gold’s Gym, First Amendment**
A one lot subdivision containing approximately 2.50 acres of land located west of the southwest intersection of South Broadway Avenue and West Heritage Drive. The purpose of the plat is to create a platted lot for individual sale. The property is currently zoned “C-1”, Light Commercial District.
- 12. F12-11-020 Smith County Jail, Resubdivision Plat, Amending Replat of Block 3 of The Original Town of Tyler**
A one lot subdivision containing approximately 1.78 acres of land located at the northeast intersection of South Spring Avenue and East Elm Street. The purpose of the plat is to combine multiple lots into one for the expansion of the Smith County Jail. The property is currently zoned “DBAC”, Downtown Business, Arts and Culture District.
- 13. F12-11-021 Belmead Addition Unit 3, First Amendment**
A one lot subdivision containing approximately 1.22 acres of land located north of the northeast intersection of Old Bullard Road and Fair Lane. The purpose of the plat is to combine two lots into one. The property is currently zoned “R-1A”, Single-Family Residential District.
- 14. F12-11-022 Running Meadows East Unit 2, Final Plat**
A four lot subdivision containing approximately 14.13 acres of land located north of the northwest intersection of FM 2493 and County Road 150. The purpose of the plat is to create lots for individual sale. The properties are currently located in Zone 2 of the ETJ.
- 15. F12-11-023 Oakridge Terrace Addition Unit 2, First Amendment**
A two lot subdivision containing approximately 0.65 acres of land located east of the northeast intersection of Tyler Avenue and East 25th Street. The purpose of the plat is to grant previously abandoned right-of-way for North Spring Street to adjacent land owners pursuant to previous City Council action to abandon the North Spring Street right-of-way. The properties are 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.
