

**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, January 4, 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 December 7, 2010**

**V. UNIFIED DEVELOPMENT CODE AMENDMENTS:**

**ZA01-11-002 ESTABLISHING CITY BOUNDARY**

Request that the City Council consider adopting an ordinance making an uncontestable finding that all territory included within the City of Tyler since January 4, 1991 is part of the City.

**VI. ZONING:**

**APPLICATION Z01-11-008 ZEFERINA SALAZAR (820 NORTH COLLEGE)**

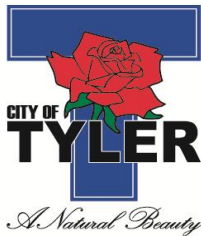
Request that the Planning and Zoning Commission consider recommending a zone change from "C-1", Light Commercial District to "DBAC", Downtown Business, Arts and Culture District on Lot 15 of NCB 215, one lot totaling approximately 0.19 acres of land located south of the southwest intersection of West Gentry Parkway and North College Avenue (820 North College Avenue). The applicant is requesting the zone change to expand a single-family structure which is currently legal, nonconforming.

**VII. PLATS:**

**F01-11-022 Oak Hill Unit 21, Final Plat**

A two lot subdivision containing approximately 3.04 acres of land located at the northeast intersection of Oak Hill Boulevard and Elkton Trail. The purpose of the plat is to create one commercial lot and an extension to Oak Hill Boulevard. The property is currently zoned "C-1", Light Commercial District.

**VIII. Recess**



**REVISED A G E N D A**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, January 4, 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 February 1, 2011.**

**IX. ZONING:**

**1. APPLICATION Z02-11-010 LINDA JETTER (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 Z02-11-011 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 portion of a tract of land containing approximately 21 acres 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.

**3. 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.

**4. 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.

**5. 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 Herdon Avenue (524 and 528 S Glenwood Boulevard). The applicant is requesting the zone change to allow for an automotive part retail store without installation.

**6. 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.

**X. PLATS:**

**1. F02-11-030 Brixworth Unit 2, First Amendment, Amending 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 Herdon 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. F02-11-032 Edgefield Addition, First Amendment, Amending Replat of Lots 19 & 20 of the Edgefield Addition**

A one lot subdivision containing approximately 0.33 acres of land located south of the southeast intersection of West Cedar Street and North Border Avenue. The purpose of the plat is to combine two lots into one in order to construct a new home. The property is currently zoned "R-1B", Single-Family Residential District.

**4. 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.

**XI. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2010, 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 \_\_\_\_\_, 2010, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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