

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, September 6, 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 August 3, 2011**

#### **V. ANNEXATION:**

##### **1. APPLICATION A09-11-007 MANSION CREEK ANNEXATION**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the annexation of the Mansion Creek Subdivision together with the contiguous Highway 64 East 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 Spur 164 and Highway 64 East. Also consider recommending:

A. The new boundary of the City Limits.

B. The new boundary of the City Council District #4.

C. The Land Use Guide to reflect a Multi-Family and Neighborhood Commercial Land Use.

D. Original zoning of nine acres of "R-MF", Multi-Family Residential District and six acres of "C-1", Light Commercial District.

**VI. TABLED ITEM:**

**1. APPLICATION Z08-11-046 ELIZAMA & DAVID CORRAZCO (1320-1326 E. HOUSTON STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-1D", Single-Family-Detached and Attached District on Lots 8A and 8B of Block 243, two lots containing approximately 0.32 acres of land located at the northwest intersection of South Clayton Avenue and East Houston Street (1320 and 1326 E Houston Street). The applicant is requesting the zone change to allow for the construction of two duplexes.

**VII. ZONING:**

**1. APPLICATION N09-11-001 CITY OF TYLER (COUNTY ROAD 1145 TO OLD PLEASANT RETREAT ROAD)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from County Road 1145 to Old Pleasant Retreat Road on a section of road beginning at the intersection of C R 1145 and Negem Road and continuing east to the intersection of C R 1145 and Parker Road. The requested thoroughfare name change is due to the recent airport annexation.

**2. APPLICATION Z09-11-048 KIMBLE KUBIAK (513 & 515 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "C-2", General Commercial District on Lot 8 of NCB 71, one lot containing approximately 0.32 acres of land located west of the southeast intersection of East Front Street and Dean Avenue. The applicant is requesting the zone change to allow for the use of an existing commercial building and to maintain uniformity with existing retail on East Front Street.

**3. APPLICATION Z09-11-050 GLADYS & JOHN CALVIN MOORE (325 VAUGHN AVENUE)**

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 Lots 11, 12, 13, and 14 of Block 737, four lots containing approximately 0.29 acres of land located south of the southwest intersection of Vaughn Avenue and Pine Street (325 Vaughn Avenue). The applicant is requesting the zone change to allow for the property to be used as a day care center.

**4. APPLICATION Z09-11-051 HAZARI & SONS, LLC (2915 CHARLOTTE DRIVE)**

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 23 of Block 1238, one lot containing approximately 0.62 acres of land located east of the northeast intersection of Loop 323 WNW and Charlotte Drive (2915 Charlotte Drive). The applicant is requesting the zone change to allow for the installation and operation of a coffee roaster at an existing coffee packaging plant.

**5. APPLICATION Z09-11-052 DENNIS H. WALKER (410 FLEISHEL 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 Lot 10 of Block 124, one lot containing approximately 0.15 acres of land located north of the northwest intersection of North Fleishel Avenue and East Line Street (410 Fleishel Avenue). The applicant is requesting the zone change to allow for the construction of a new single-family dwelling.

**6. APPLICATION Z09-11-055 BRIAN MOBLEY (LOT 41 OF NCB 1548H)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "R-1D", Single-Family Detached and Attached Residential District on a 2.72 acre portion of Lot 41 of NCB 1548H, one lot containing approximately 7.26 acres of land located east of the intersection of Haverhill Drive and Mobley Lane. The applicant is requesting the zone change to allow for single-family attached housing.

**VIII. PLATS:**

**1. F09-11-083 Shiloh Village Unit 1, Second Amendment & Shiloh Village Unit 2, First Amendment**

A 12 lot subdivision containing approximately 1.82 acres of land located east of the end of Shiloh Village Drive. The purpose of the plat is to adjust lot lines. The properties are currently zoned "R-1D", Single-Family Detached and Attached Residential District.

**2. F09-11-087 John F. Walker Addition, Final Plat**

A two lot subdivision containing approximately 5.66 acres of land located at the northeast intersection of Cumberland Road and Wilder Way Road. The purpose of the plat is to create two platted lots from three existing tax lots. The property is currently zoned "AG", Agricultural District. **The applicant has requested a waiver of required street improvements including \$27,276 in escrow.**

**3. F09-11-090 Norman L. Dickey Addition, Final Plat**

A three lot subdivision containing approximately 9.94 acres of land located on County Road 136 south of the southwest intersection of County Road 136 and County Road 168. The purpose of the plat is to create three new lots from one existing lot. The property is located in Zone 2 of the ETJ. **The applicant has requested a waiver of required street improvements including \$43,931 in escrow.**

**IX. CONSENT AGENDA:**

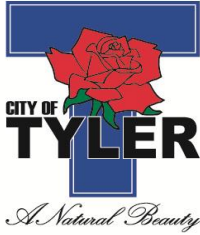
**1. F09-11-085 The Villages at Oak Hollow Unit 2, First Amendment**

A three lot subdivision containing approximately 2.36 acres of land located north of the northeast intersection of Old Jacksonville Highway and Dueling Oaks. The purpose of the plat is to combine two lots into one and create a lot out of a 6.02 acre tract of land. The properties are currently zoned "C-1", Light Commercial District.

**2. F09-11-088 The Havens, Final Plat**

A one lot subdivision containing approximately 14.01 acres of land located south of the southwest intersection of Rhones Quarter Road and Arbor Oak Drive. The purpose of the plat is to create a one lot subdivision. The property is currently zoned "AG", Agricultural District.

**X. Recess**



## AGENDA

### PLANNING AND ZONING COMMISSION

#### WORKSESSION

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

*Tuesday, September 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 October 4, 2011.**

#### **XI. ZONING:**

##### **1. APPLICATION Z09-11-054 JOSE M. SAUCEDO (910 NELL AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1B", Single-Family Residential District to "C-1", Light Commercial District on a 0.087 acre portion of Lot 33D of NCB 319, one lot containing approximately 0.22 acres of land located south of the southeast intersection of West Dobbs Street and Nell Avenue (910 Nell Avenue). The applicant is requesting the zone change on a portion adjacent to Lot 32A, NCB 319 to allow for a parking lot.

##### **2. APPLICATION Z10-11-057 DOMING ESCOBAR (1507 NORTH DARGAN 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 Lot 4 of Block 402, one lot containing approximately 0.15 acres of land located on the east side of North Dargan Avenue between Harmony Street and Trezevant Street (1507 North Dargan Avenue). The applicant is requesting the zone change to allow for the construction of a new single-family house.

##### **3. APPLICATION Z10-11-058 JOSE CAZARES (415 THOMAS STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from "M-1", Light Industrial District to "R-1B", Single-Family Residential District on 14 of Block 36, one lot containing approximately 0.10 acres of land located west of the southwest intersection of Frank Avenue and Thomas Street (325 Vaughn Avenue). The applicant is requesting the zone change to add bedrooms to an existing house.

**4. APPLICATION Z10-11-059 JACK M. KING, JR. (7395 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “C-1”, Light Commercial District on Lot 15B of Block 1434A, one lot containing approximately 1.26 acres of land located on the west side of South Broadway Avenue between Heritage Drive and Muller Garden Road (7395 South Broadway Avenue). The applicant is requesting the zone change to allow for the construction of a bank.

**5. APPLICATION Z10-11-060 ROBERT LEE, JR. (709 WHITESIDE ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 67D of Block 999, one lot containing approximately 0.72 acres of land located south of the southwest intersection of Bellwood Road and Whiteside Road (410 Fleishel Avenue). The applicant is requesting the zone change to allow for the construction of a new single-family house.

**XII. PLATS:**

**1. F10-11-092 The Crossing Town Center Unit 2, Final Plat**

A one lot subdivision containing approximately 2.57 acres of land located at the western terminus of Three Lakes Parkway. The purpose of the plat is to dedicate right-of-way for a future road. The property is currently zoned "R-1A", Single-Family Residential District.

**2. F10-11-093 Chema’s Addition, Final Plat**

A four lot subdivision containing approximately 1.02 acres of land located at the southwest intersection of West Dobbs Street and Nell Avenue. The purpose of the plat is to combine four tax lots into one. The property is currently zoned “R-1B”, Single-Family Residential District, and “C-1”, Light Commercial District.

**3. F10-11-094 Bishops Gate at Oak Hollow Unit 2, First Amendment**

A two lot subdivision containing approximately 0.31 acres of land located at the west intersection of Prinedale and Fallcrest. The purpose of the plat is to add a portion of closed right-of-way to two lots. The properties are currently zoned “PUR”, Planned Unit Residential.

**4. F10-11-095 Oasis South Subdivision Unit 4, First Amendment**

A four lot subdivision containing approximately 0.88 acres of land located south and west of the southwest intersection of Walnut Hill and Sara Lane. The purpose of the plat is to adjust lot lines. The properties are located in Zone 2 of the ETJ.

**5. F10-11-096 Charleston Park Unit 4, Second Amendment**

A two lot subdivision containing approximately 0.45 acres of land located west of the southwest intersection of Charleston Park and Spartanburg Lane. The purpose of the plat is to adjust lot lines. The property is currently zoned “R-1A”, Single-Family Residential District.

**6. F10-11-097 The JSB Services Addition, Final Plat**

A two lot subdivision containing approximately 7.09 acres of land located east of the southeast intersection of West Erwin Street and Golf Avenue. The purpose of the plat is to combine two tracts, surveyed by metes and bounds, into a single lot. The properties are currently zoned “M-1”, Light Industrial District.

**7. F10-11-098 Robbins Addition Unit 1, Final Plat**

A one lot subdivision containing approximately 1.54 acres of land located at the southwest intersection of U.S. Highway 271 and State Highway 155. The purpose of the plat is to bring a property, surveyed by metes and bounds, into compliance with the City of Tyler UDC. The property is currently in Zone 2 of the ETJ.

**XIII. 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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