



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, January 17, 2012
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 February 7, 2012.

I. ZONING:

1. A02-12-002 DAVID HANNAH (14170 FM 2964)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of 14170 FM 2964. The proposed annexation area consists of approximately 2.43 acres lying adjacent to the present boundary limits of the City of Tyler at the intersection of Roy Road and FM 2964. 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 #5.
- D. The Land Use Guide to reflect Neighborhood Commercial Land Use.
- E. Original zoning of 2.35 acres of "C-1", Light Commercial District.

2. Z01-12-010 ENRIQUE VALLE (600 WEST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "DBAC", Downtown Business, Arts and Culture District to "C-2", General Commercial District on Lot 1A of NCB 80, one lot containing approximately 0.22 acres of land located at the southwest intersection of South Bonner Avenue and West Front Street (600 W. Front St). The applicant is requesting the zone change to allow for the operation of a car lot.

3. Z01-12-011 MILKA REAVES (2021 EAST GENTRY PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “C-1”, Light Commercial District on Lot 27D of NCB 671, one lot containing approximately 0.22 acres of land located north of the northeast intersection of Old Gladewater Highway and Gentry Parkway (2021 E Gentry Pkwy). The applicant is requesting the zone change to allow for the operation of a grocery store.

4. Z01-12-012 PRESTIGE ESTATES LLC (6928 PALUXY DRIVE)

Request that the Planning and Zoning Commission consider recommending a site plan amendment for the “PMF”, Planned Multi-Family District on Lot 1 of NCB 1481, one lot containing approximately 9.67 acres of land located at the southeast intersection of Roy Road and Paluxy Drive (6928 Paluxy Dr). The applicant is requesting the site plan amendment to expand the building footprint.

II. PLATS:

1. F02-12-027 The Ridge at The Woods, Unit 2, Second Amendment, Amending Replat of The Ridge at The Woods, Unit

A one lot subdivision containing approximately 1.53 acres of land located northwest of the intersection of Bentrige Court and Lazy Creek Drive. The purpose of the plat is to combine two lots into one. The properties are currently zoned “R-1A”, Single-Family Residential District.

2. F02-12-028 Woodcreek Addition, Unit 2 and Unit 5, Second Amendment, Amending Replat of Woodcreek Addition, Unit 2 and Unit 5

A three lot subdivision containing approximately 0.46 acres of land located at the southeast intersection of West Rieck Road and Hollytree Drive. The purpose of the plat is to adjust lot lines and dedicate a utility easement. The properties are currently zoned “PUR”, Planned Unit Residential District.

3. F02-12-029 Taylor Hill Subdivision, First Amendment, Amending Replat of Taylor Hill Addition

A one lot subdivision containing approximately 3.15 acres of land located at the northwest intersection of East First Street and South Fleishel Avenue. The purpose of the plat is to combine six lots into one in order to obtain a commercial building permit. The property is currently zoned “C-1”, Light Commercial District and “PMXD-1”, Planned Mixed Use District.

4. F02-12-031 Flores Addition, Final Plat

A two lot subdivision containing approximately 1.05 acres of land located east of the northeast intersection of Hillcrest Avenue and Chandler Street. The purpose of the plat is to create two platted lots from three lots conveyed by deed. The property is currently zoned “R-1B”, Single-Family Residential District.

5. F02-12-032 AMP Addition, Final Plat

A one lot subdivision containing approximately 0.74 acres of land located south of the southwest intersection of Bellwood Road and Whiteside Road. The purpose of the plat is to create a legally described lot in order to obtain a building permit. The property is currently zoned “R-1A”, Single-Family Residential District.

6. F02-12-033 KLTV Addition, Final Plat

A one lot subdivision containing approximately 0.53 acres of land located north of the northwest intersection of West Locust Street and North College Avenue. The purpose of the plat is to combine two tax lots into one platted lot. The property is currently zoned “DBAC”, Downtown Business, Arts and Culture District.

7. F02-12-034 Rose Garden Addition, Final Plat

A one lot subdivision containing approximately 13.73 acres of land located at the southeast intersection of Rose Park Drive and West Front Street. The purpose of the plat is to create a legally described lot in order to obtain a building permit. The property is currently zoned “C-2”, General Commercial District.

8. F02-12-035 155 Family Dollar Addition, Final Plat

A one lot subdivision containing approximately 1.96 acres of land located west of the intersection of Seaton Street and State Highway 155. The purpose of the plat is to create a platted lot to obtain a building permit. The property is currently zoned “R-1A”, Single-Family Residential District, and “R-1B”, Single-Family Residential District “C-2”, General Commercial District.

9. F02-12-036 Olivares Addition, Final Plat

A three lot subdivision containing approximately 9.52 acres of land located west of the southwest intersection of County Road 4149 and County Road 468. The purpose of the plat is to create a three lot subdivision. The property is currently located in Zone 2 of the ETJ.

10. F02-12-037 Oak Hill Unit 24, Final Plat

A one lot subdivision containing approximately 1.36 acres of land located north of the northwest intersection of Elkton Trail and Old Jacksonville Highway. The purpose of the plat is to create one commercial lot. The property is currently zoned “C-1”, Light Commercial District.

11. F02-12-038 The Plaza at Oak Hollow, Unit 1, Third Amendment, Amending Replat of The Plaza at Oak Hollow, Unit 1

A three lot subdivision containing approximately 6.14 acres of land located south of the intersection of Three Lakes Parkway and Old Jacksonville Highway. The purpose of the plat is to adjust lot lines to create three commercial lots. The properties are currently zoned “C-1”, Light Commercial District.

12. F02-12-039 110 Retail South, Final Plat

A two lot subdivision containing approximately 11.20 acres of land located northwest of the intersection of County Road 2121 and State Highway 110. The purpose of the plat is to create a two lot subdivision. The property is currently located in Zone 2 of the ETJ.

13. F02-12-040 Corporate Green at Eagle’s Nest Subdivision, Second Amendment, Amending Replat of Corporate Green at Eagles Nest Subdivision

A three lot subdivision containing approximately 6.79 acres of land located at the southwest intersection of Paluxy Drive and Eagles Nest Boulevard. The purpose of the plat is to create three office lots. The properties are currently zoned “RPO”, Restricted Professional Office District.

14. F02-12-041 Hollytree West, Unit 4, Third Amendment, Amending Replat of Hollytree West, Unit 4

A three lot subdivision containing approximately 0.93 acres of land located at the northeast intersection of Weston Court and Pinehurst Street. The purpose of the plat is to combine two residential lots into one. The properties are currently zoned "R-1A", Single-Family Residential District.

15. F02-12-042 Jeff Callens Addition, Final Plat

A one lot subdivision containing approximately 0.64 acres of land located east of the northeast intersection of Old Noonday Road and West Southwest Loop 323. The purpose of the plat is to combine two commercial lots into one. The properties are currently zoned "C-1", Light Commercial District and "C-2", General Commercial District.

16. F02-12-043 Old Noonday Park, Lot 7, First Amendment, Amending Replat of Old Noonday Park, Lot 7

A one lot subdivision containing approximately 3.04 acres of land located north of the northwest intersection of Mills Drive and Old Noonday Road. The purpose of the plat is to add additional land to the lot from the adjacent tract of land. The property is currently located in Zone 2 of the ETJ.

III. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2012, 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 _____, 2012, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
