

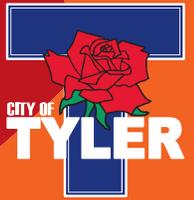


midtown

▶ MIDTOWN AREA DEVELOPMENT PLAN 2

December/January 2012-2013

Volume 1 | Issue 2



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Planning Tyler

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Tyler Wins Community of the Year!

On Friday, Oct. 5 the City of Tyler was awarded the Community of the Year award from the American Planning Association – Texas Chapter (APA) at their annual conference being held in Ft. Worth, Texas.

The APA Texas Planning Awards Program recognizes individuals, organizations and communities for outstanding contributions to planning in Texas. The Community of the Year award is given to a town, city, or county for providing an outstanding contribution to planning. Tyler is receiving the award for the Industry Growth Initiative (IGI) plan launched in 2010.

In an unprecedented joint effort between the Tyler City Council and several community boards, the IGI was formally adopted as a shared vision for Tyler’s strategic economic growth in the next 20 years.



“I don’t know of another time in Tyler’s history that so many of its elected boards held a joint meeting to adopt a single measure,” commented Mayor Barbara Bass. “This level of support demonstrated the need for the entire community to speak with one voice and work cooperatively for the sake of Tyler’s economic future.”



For more information and a copy of the IGI Plan visit <http://www.txplanning.org/planning-awards>



APA President's Award

Heather received Statewide Recognition at the 2012 American Planning Association-Texas Chapter Annual Conference as the President’s Award recipient for outstanding service to the planning profession!



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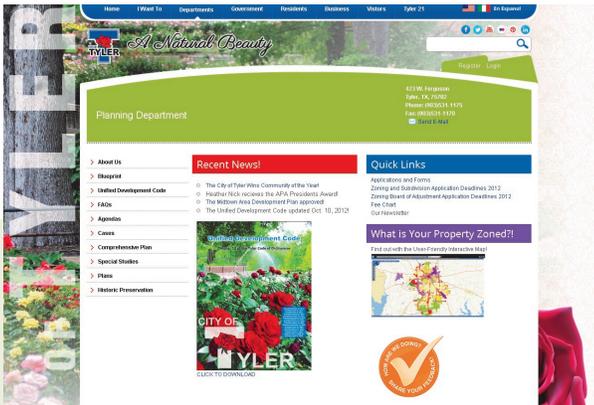


Midtown Area Development Plan Approved

The ADP is an outgrowth of the Tyler 21 Comprehensive Plan and the Industry Growth Initiative. The study area contains two of East Texas's largest healthcare providers, East Texas Medical Center (ETMC) and Trinity Mother Frances (TMF). The district is also home to Tyler junior College (TJC) and its student population. The plan will help guide future expansion of ETMC, TMF, TJC, neighborhoods, and surrounding areas as a vibrant district. The plan was approved by the City Council September 26, 2012.

The plan is available at www.tylerpz.org or by scanning the QR code with your smart device.

Launch of the NEW Website



The City of Tyler's website has gone through a big change! Check out the new look!

If you have any ideas of what the Planning Department can include on the website, please let us know!

WWW.TYLERPZ.ORG

MEET THE STAFF: Planning Department



Heather Nick
City Planner



Michael Howell
Senior Planner

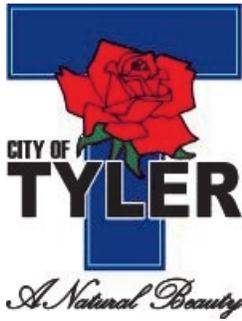


Kyle Kingma
Planner



Amber Doyle
Planning Technician





What's Coming Up This Month?

DECEMBER ZONING CASES

1. Copeland Gate, LLC (1321-1401 SSW Loop 323)
2. Tyler Junior College (1141 E. Lake St, 1201 & 1305 Baxter, & 1122,1220,1228,1324,1330 & 1336 Magnolia)
3. OKBA Enterprise, LCC (1400 SWS Loop 323)

JANUARY ZONING CASES

1. Pervez Ali (533 S. Broadway)
2. Terry Graham Interest LTD (1216 Woodlark)
3. Robert Peltier (3200 SSW Loop 323)
4. Cumberland Villas (9127 Paluxy Dr.)

DECEMBER VARIANCE CASES

1. Cardiovascular Associates (1783 Troup Hwy)
2. Laura Corbett (525 East Lake Street)
3. Ryan Wilson (1909 Hilltop Drive)
4. Josh Stein (4346 Lazy Creek Drive)
5. Erwin Street Properties (120 SSE Loop 323)

DECEMBER PLAT CASES

1. Copeland Gate Addition, Final Plat
2. The Plaza at Oak Hollow, 4th Amendment
3. Inglesia Nta. Senora De Guadalupe, Final
4. Stonegate Addition Unit 1, 3rd Amendment
5. Curtis Williams Addition, Final
6. Elk River Addition Unit 1, 1st Amendment
7. Texas Student Living at Tyler Addition, Final
8. Donnybrook Heights, 1st Amendment
9. Cumberland Estates Unit 6, 2nd Amendment

JANUARY PLAT CASES

1. Robertson Heights, Amending Replat
2. The Plaza at Oak Hollow, 4th Amendment
3. The Reserve, Amending Replat
4. Texas Student Living at Tyler Addition, Final Plat
5. Deer Run Addition Unit 4, First Amendment
6. The Havens Subdivision, Preliminary

JANUARY HISTORIC PRESERVATION

1. John R. Sanders (1311 S. Sneed)
2. Mattie Jones—Half Mile of History
3. Sarah McClendon—Half Mile of History
4. Tyler Commercial College—Half Mile of History

All of the listed case applications are located on our website under the tab "Cases".

Next Submittal Deadlines:

PZ Commission: December 31 for February Meeting

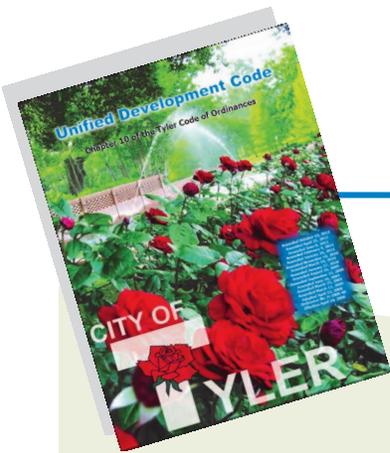
ZBA: January 18 for February Meeting

HPB: January 14 for February Meeting

Holiday Signs and Decorations



- Allowed maximum of 14 days prior to a federally recognized holiday.
- Removed immediately following the holiday.
- Decorations must be specific to the holiday celebrated and non-commercial in nature.
- Decorations on collector or arterial roadways must not flash, blink, move or otherwise be distracting to the motoring public.



Unified Development Code

On April 23, 2008, the City Council adopted the Unified Development Code (UDC) governing zoning, subdivision, development and other land use regulations. The City committed to biannual reviews to ensure that the adopted code stays current with development practice. The appointed UDC Steering Committee, chaired by Bob Garrett, reconvened to review and recommend proposed changes to the Unified Development Ordinance.

Most recent amendments adopted October 10, 2012



New Updates Include:

- **Update sign ordinance to make allowances for principal tenant signs on buildings with less than 2,000 square feet in façade area.**
This amendment allows a wall sign displaying the name of a shopping center for developments with less than 2,000 square feet in façade area as long as the proposed principal sign and tenant signs do not exceed the maximum area which all tenants with direct outdoor entrance or storefront could have individually.
- **Allow a freestanding sign up to 500 square feet for developments with 50 acres or more.**
The proposal allows for a freestanding sign up to 500 square feet and 50 feet in height for very large developments is based on similar developments found in the Dallas-Fort Worth metroplex.
- **Adopt new fees and update fee schedule layout.**
Moving certain fees related to notification, publication, recording and Zoning Sign Deposits, establishing a Master Sign Plan fee, amending fees related to Plats, raising the fee for Zoning Board of Adjustment variances making it more consistent with the cost recovery target, and amending certain zone change/site plan fees.
- **Establish billboard annual registration program.**
All billboard owners that have billboards within the City Limits and Extraterritorial Jurisdiction are required to register their billboards (\$200 per billboard) allowing staff to efficiently maintain the billboard database.
- **Continue Historic Designation tax abatement program.**
The UDC requires staff to perform a sunset review of the historic registration tax abatement program every five years. Tax abatement is intended to encourage historic preservation within the City of Tyler. If a building or structure is at least 50 years old and has been designated as a historical landmark under City Code Section 10-793, then the property owner could apply for a Certificate of Appropriateness in order to obtain tax abatement.
- **Other miscellaneous Clarification changes, clean-up, numbering and non-substantive changes. Some minor clarification wording was also added by Staff to Section 10-641 following Planning and Zoning Commission review.**

