

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 3, 2017
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 Department at (903) 531-1175 in advance so accommodations can be made. Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1175.

I. Call to Order

II. Roll Call

III. Planning Policies and Procedures

IV. Consideration of minutes from Commission meeting of December 6, 2016

V. TABLED ITEMS:

1. F16-038 Magnolia Park Addition, Final Plat

A nine lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create eight lots with a private street. **The applicant is requesting a waiver of escrow in the amount of \$96,550 for street improvements to County Road 185.**

VI. ZONING:

1. PD16-016 WERNER TAYLOR AND WERNER LLC (13.27 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO" to "PUR", Planned Unit Residential District and a "PUR", Planned Unit Residential District final site plan on a 13.27 acre portion of land totaling approximately 44.79 acres of land located north of the intersection of Crosslake Boulevard and Timber Trail (13.27 acres of land). The applicant is requesting the zone change to allow for a planned residential development.

2. Z16-027 APOLONIO MOLINA (1007 BORDER AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “R-1D”, Detached and Attached Single-Family Residential District on Lot 35 of NCB 210, one lot containing approximately 0.13 acres of land located north of the northeast intersection of West Gentry Parkway and Border Avenue (1007 Border Avenue). The applicant is requesting the zone change to allow for the construction of a single-family home.

3. Z16-029 HARGIS JA PARTNERSHIP #2 LP (2320 EAST COMMERCE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “M-2”, General Industrial District on Lot 25A of NCB 674, one lot containing approximately 6.27 acres of land located west of the northwest intersection of North Northeast Loop 323 and East Commerce Street (2320 East Commerce Street). The applicant is requesting the zone change to allow for the construction of an additional building on the property.

4. Z16-028 OMEGA MINISTRIES OF TYLER, INC. (202 NORTH PARKDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lot 12B of NCB 725, one lot containing approximately 2.00 acres of land located north of the northwest intersection of West Erwin Street and North Parkdale Drive (202 North Parkdale Drive). The applicant is requesting the zone change to allow for a childcare center.

5. ZA16-002 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 1996 is part of the City.

VII. PLATS:

1. F16-089 Briarwood Shadows Addition, First Amendment

A three lot subdivision containing approximately 1.69 acres of land located south of the intersection of Briarwood Drive and Cascades Court. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into three.

2. F16-083 Copper Creek Addition, Final Plat

A 23 lot subdivision containing approximately 7.96 acres of land located west of the southwest intersection of Old Bullard Road and Chimney Rock Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 22 lots and a private street. **The applicant is requesting a variance to the maximum cul-de-sac length.**

3. F16-085 North Lake Estates at the Crossing, Final Plat

A 25 lot subdivision containing approximately 13.74 acres of land located north of the northeast intersection of Cross Gate Way and Crosslake Boulevard. The property is split zoned “PUR”, Planned Unit Residential District and “RPO”, Restricted Professional Office District. The purpose of the plat is to create 25 lots.

4. F16-088 Venture South Subdivision, First Amendment

A two lot subdivision containing approximately 0.60 acres of land located north of the northwest intersection of Kiamichi Drive and Stonebridge Way. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into two. **The applicant is requesting a waiver of escrow to street improvements to Stonebridge Way (County Road 164).**

VIII. CONSENT PLATS:

1. P16-010 White Tail Hollow, Preliminary Plat

A plan for an 85 lot subdivision containing approximately 59.44 acres of land located south of the intersection of Farm-to-Market Road 346 and County Road 186. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to revise the preliminary plat.

2. F16-057 White Tail Hollow Unit 2, Final Plat

A 15 lot subdivision containing approximately 8.62 acres of land located south of the southeast intersection of Deer Hollow Drive and Trophy Circle. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 14 lots and a private street.

3. F16-059 White Tail Hollow Unit 1, First Amendment

A seven lot subdivision containing approximately 3.00 acres of land located south of the southeast intersection of Deer Hollow Drive and County Road 175. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines and to realign the street to accommodate the street location of White Tail Hollow.

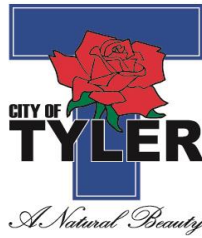
4. F16-064 White Tail Hollow Unit 7, Final Plat

A three lot subdivision containing approximately 1.98 acres of land located east of the southeast corner of County Road 175 and Farm-to-Market Road 346. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

5. F16-091 Oak Hill Boulevard Right-of-Way Dedication, First Amendment

A 60 foot right of way connecting Crow Road and West Grande Boulevard. The purpose of the plat is to dedicate additional right of way for the extension of Oak Hill Boulevard. The property is currently zoned "AG", Agricultural District.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, January 3, 2017
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 7, 2017.

X. ZONING:

1. A17-001 WHITEHOUSE INDEPENDENT SCHOOL DISTRICT (83.11 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 83.11 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located west of the intersection of Farm-to-Market Road 2964 (Rhones Quarter Road) and County Road 2191. 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 Future Land Use Guide to reflect Institution.
- E. Original zoning of 83.11 acres of "INT", Institutional District.

2. Z17-001 PAUL L. FERGUSON FAMILY LTD PARTNERSHIP (2910 AND 2914 SPECIALTY 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 tax lots 9A and 10 of NCB 1536-E, approximately 1.02 acres of land located east of the northeast corner of Old Troup Highway and Specialty Drive (2910 and 2914 Specialty Drive). The applicant is requesting the zone change to allow for the development of an electrical contractor's shop.

3. PD17-001 CHAPEL WOODS DEVELOPMENT, LTD (3692, 3696, 3700, 3704, 3708, 3712, 3716 AND 3720 OLD OMEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District with final site plan on Lots 18-25 of NCB 1618-D, eight lots totaling approximately 2.75 acres of land located at the northwest corner of Old Omen Road and Chapel Quarters (3720 Old Omen Road). The applicant is requesting the zone change to allow for a gated residential development.

4. Z17-002 AREB COMPANY INC (3523 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 1K of NCB 1010C, one lot totaling approximately 0.50 acres of land located south of the southwest intersection of South Broadway Avenue and Amherst Street (3523 South Broadway Avenue). The applicant is requesting the zone change to allow for the development of a vehicle brake and alignment shop.

XI. PLATS:

1. F17-001 Chapel Woods East Garden Homes Unit 2, First Amendment

A four lot subdivision containing approximately 1.37 acres of land located west of the northwest corner of Old Omen Road and Chapel Quarters. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to adjust lot lines.

2. F17-002 Hollytree South, Preliminary Plat

A plan for the street layout on 434.20 acres of land located north and east of the northeast corner of West Cumberland Road and Old Jacksonville Highway. The property is zoned “AG”, Agricultural District. The purpose of the plat is to show Master Street Plan street configurations.

3. VP17-001 Scott Country Woods Estates Phase 1, Vacating Plat

Vacation of the Scott Country Woods Estates Phase 1, Final Plat recorded in Cabinet D, Slide 26A of the Smith County Land Records.

XII. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2016, 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 _____, 2016, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
