

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, February 7, 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 January 3, 2017

V. ZONING:

1. 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 “PCD”, Planned Commercial Development District with final site plan 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 West 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.

2. 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 intersection of Old Omen Road and Chapel Quarters (3692, 3696, 3700, 3704, 3708, 3712, 3716 and 3720 Old Omen Road). The applicant is requesting the zone change to allow for a gated residential development.

3. 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 (Oscar Burkett Road). 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.
- 4. 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 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.

5. Z17-003 WESTWOOD BAPTIST CHURCH (820 NORTH NORTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “INT”, Institutional District on Lot 1B of NCB 1246, one lot totaling approximately 4.97 acres of land located at the southwest corner of North Northwest Loop 323 and Lion Lane (820 North Northwest Loop 323). The applicant is requesting the zone change to allow for development standards more consistent with an institutional use.

VI. PLATS:

1. 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.

2. 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.

3. P17-001 The Crossing, Preliminary Plat

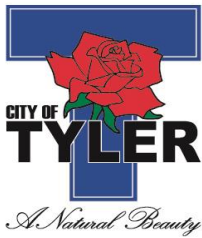
An update to the existing subdivision plan containing approximately 169.3 acres of land located west of the southwest intersection of Three Lakes Parkway and Old Jacksonville Highway. The property is currently zoned “AG”, Agricultural District, “R-1A”, Single-Family Residential District, “R-1B”, Single-Family Residential District, “R-1D”, Single Family Detached and Attached Residential District, “PUR”, Planned Unit Residential District, “RPO”, Restricted Professional Office District, and “C-1”, Light Commercial District. The purpose of the plat is to plan for an additional 102 residential lots.

VII. TABLED ITEMS:

1. 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.

VIII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, February 7, 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 March 7, 2017.

IX. ZONING:

1. A17-002 STUDENT LIVING OF TEXAS LLC (11.40 ACRE TRACT)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 11.40 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located northeast of the eastern terminus of McDonald Road. 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 #4.
- D. The Future Land Use Guide to reflect Multi-Family.
- E. Original zoning of 11.40 acres of “PMF”, Planned Multi-Family Residential District with final site plan.

2. A16-001 CENTENNIAL PROJECT LLC (CENTENNIAL PARKWAY)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 19.01 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Kit Carson Trail and Centennial Parkway. 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 #6.
- D. The Future Land Use Guide to reflect Townhouse/Garden Apartment.
- E. Original zoning of 11.70 acres of “PMF”, Planned Multi-Family Residential District and 7.29 acres of “PXR”, Planned Mixed Residential District.

3. Z17-004 HA TRAN (3433 CHANDLER HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-2”, General Commercial District on Lot 13-D of NCB 744, one lot totaling approximately 0.30 acres of land located east of northeast intersection of South Southwest Loop 323 and Chandler Highway (3433 Chandler Highway). The applicant is requesting the zone change to market the property for commercial development.

4. Z17-005 RODRIGO LOPEZ (4119 FRY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “RPO”, Restricted Professional Office District on Lot 5 of NCB 1009, one lot totaling approximately 0.54 acres of land located at the northwest corner of East Southeast Loop 323 and Fry Avenue (4119 Fry Avenue). The applicant is requesting the zone change to market the property for office development.

5. Z17-006 TEXAS TYLER 31, LLC (13428 HIGHWAY 31 WEST)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District on Lot 1 of NCB 1830, one lot totaling approximately 20.02 acres of land located west of the northwest corner of Highway 31 West and County Road 134 (13428 Highway 31 West). The applicant is requesting the zone change to allow for the construction of an apartment complex.

6. PD17-003 KING-HART PROPERTIES, LLC (7513 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan amendment on an 8.37 acre portion of a tract containing approximately 11.18 acres of land located at the southwest intersection of Crosslake Boulevard and Old Jacksonville Highway (7525 Old Jacksonville Highway). The applicant is requesting the site plan amendment to reconfigure building and parking lot locations for a vehicle sales lot.

7. Z17-007 MARVIN HUMPHRIES (601 TURTLE CREEK DRIVE AND 531 VICTORY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-MF”, Multi-Family Residential District to “RPO”, Restricted Professional Office District on Lot 58 of NCB 679 and Lot 16 of NCB 264, two lots totaling approximately 3.22 acres of land located west of the southwest corner of Victory Drive and Turtle Creek Drive (601 Turtle Creek Drive and 531 Victory Drive). The applicant is requesting the zone change for the existing office to be compliant with the current zoning ordinance.

8. PD17-004 ESTATE OF ROYCE WISENBAKER (1.31 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PCD”, Planned Commercial District with final site plan on a 1.31 acre portion of Tax Lot 25A of NCB 830, one tract containing approximately 2.16 acres of land located north of the northwest corner of South Broadway Avenue and Fair Lane (a 1.31 acre portion of land). The remaining 0.85 acres is not subject to this zone change and will remain “R-1A”, Single-Family Residential District. The applicant is requesting the zone change in order to allow for the construction of a parking lot.

9. PD17-005 AMERICAN STATE BANK (8591 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District final site plan amendment on Lot 42 of NCB 1546, one lot totaling approximately 2.32 acres of land located at the northwest intersection of South Broadway Avenue and West Cumberland Road (8591 South Broadway Avenue). The applicant is requesting the amendment to allow for the development of a banking facility.

10. PD17-006 REED PROPERTY MANAGEMENT LLC (1709 PINE CREST DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on Lot 1 of NCB 950-B, one lot totaling approximately 1.63 acres of land located northwest of the northwest corner of Valley View Street and Pine Crest Drive (1709 Pine Crest). The applicant is requesting the zone change to allow for a 15 unit, single-story townhome development.

X. PLATS:

1. F17-007 MLEANDRO ADDITION, FINAL PLAT

A six lot subdivision containing approximately 0.84 acres of land located west of the intersection of Luther Street and Seaton Street. The property is zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create six residential lots.

2. F17-008 HERITAGE SOUTH SUBDIVISION UNIT 14, FOURTH AMENDMENT

A 27 lot subdivision containing approximately 4.77 acres of land located west of the intersection of Jeff Davis Drive and Cambridge Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 26 residential lots with a private street.

3. F17-009 CHAPEL WOODS EAST UNITS 2, 3, 4, & 5, REVISED PRELIMINARY PLAT

A plan to revise the layout for a subdivision located east of the intersection of Chapel Quarters and Old Omen Road. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to revise the configuration of 23 lots and street alignments.

4. F17-010 W.C. SCOTT ADDITION, SECOND AMENDMENT

A one lot subdivision containing approximately 0.68 acres of land located at the northwest intersection of Oakwood Street and North Fleishel Avenue. The property is zoned “R-2”, Two-Family Residential District and “M-1”, Light Industrial District. The purpose of the plat is to combine seven lots into one.

5. F17-011 THE BROOKS AT CUMBERLAND PARK PHASE 5, FINAL PLAT

A 26 lot subdivision containing approximately 7.87 acres of land located west of the intersection of Stonebank Crossing and Eddy Water Circle. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 22 residential lots and amend four existing lots in a previous phase.

6. F17-012 HOLLY HEIGHTS UNIT 9, FINAL PLAT

A 30 lot subdivision containing approximately 17.81 acres of land located west of the intersection of Dueling Oaks and Hollytree Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 30 residential lots.

7. F17-013 ROCKPOINT UNIT 3, FINAL PLAT

A 64 lot subdivision containing approximately 16.84 acres of land located west of the intersection of Rockpoint Lane and Grassy Ridge Lane. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 64 residential lots.

8. F17-014 BEN HOOKS ADDITION, FINAL PLAT

A five lot subdivision containing approximately 5.84 acres of land located west of the southwest intersection of County Road 178 and County Road 166. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots.

9. F17-015 MEADOW WEST ESTATES UNIT 2, PRELIMINARY PLAT

A plan for a 12 lot subdivision containing approximately 4.60 acres of land located at the northwest intersection of Meadow West Lane and Meadow Ridge Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 12 residential lots.

10. F17-016 MEADOW WEST ESTATES UNIT 2, FINAL PLAT

A 12 lot subdivision containing approximately 4.60 acres of land located at the northwest intersection of Meadow West Lane and Meadow Ridge Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 12 residential lots.

11. F17-017 CHAPEL WOODS EAST UNIT 3, FINAL PLAT

A 20 lot subdivision containing approximately 6.07 acres of land located east of the intersection of Chapel Ridge and Cabot Lane. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 20 lots.

12. F17-018 KOHL'S ADDITION, FIRST AMENDMENT

A two lot subdivision containing approximately 12.57 acres of land located west of the southwest intersection of West Heritage Drive and South Broadway Avenue. The property is zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide one lot into two.

13. F17-019 BRITTON SUBDIVISION, FIRST AMENDMENT

A five lot subdivision containing approximately 1.10 acres of land located at the northeast corner of Walton Road and Flint Street. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide three lots into five.

XI. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2017, 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 _____, 2017, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
