

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, May 2, 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 April 4, 2017

V. ZONING:

1. PD17-015 CITY OF TYLER (624 WEST FERGUSON STREET AND 527-627 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “DBAC”, Downtown Business, Arts and Culture District to “PMXD-2”, Planned Mixed Use District with final site plan on Lots 13 and 19A and a portion of Lots 2 and 14 of NCB 91, four lots totaling approximately 3.75 acres of land located at the southwest intersection of West Ferguson Street and North Bonner Avenue (624 West Ferguson Street and 527-627 West Erwin Street). The applicant is requesting the zone change for a mixed-use development.

2. C17-001 MILES CHAPEL CME CHURCH (UNIMPROVED ALLEY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley right-of-way. The west side of the right-of-way is adjacent to North Bois D’Arc Avenue. The east side is adjacent to North Broadway Avenue. The north side is adjacent to Lots 5-8 of NCB 437. The south side is adjacent to lots 1-4 of NCB 437. The applicant is requesting the closure in order to construct a church on the property.

3. Z17-011 BENJAMIN WILSON (212 ROBERT E. LEE DRIVE)

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 12A of NCB 1013N, one lot totaling approximately 0.70 acres of land located west of the northwest intersection of Robert E. Lee Drive and Karen Drive (212 Robert E. Lee Drive). The applicant is requesting the zone change to allow for a chiropractic clinic.

4. PD17-013 STUDENT LIVING OF TEXAS, LLC (3980 McDONALD ROAD)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family Residential District final site plan amendment on Lots 1-3 of NCB 1445-E, three lots totaling approximately 18.96 acres of land located northeast of the eastern terminus of McDonald Road (3980 McDonald Road). The applicant is requesting the amendment to allow for the adjustment of buildings and parking areas.

5. PD17-009 SANDRA CRANK TAYLOR (2498 THREE LAKES PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PUR”, Planned Unit Residential District with final site plan on a 6.20 acre portion of a tract of land totaling approximately 23.31 acres of land located south of the southwest intersection of Three Lakes Parkway and Crosswater (2498 Three Lakes Parkway). The applicant is requesting the zone change to allow for a 19 unit garden home development.

6. PD17-011 ROBERTO SERRANO (507 AND 509 MAPLE STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PXR”, Planned Mixed Residential District with final site plan on Lots 15 and 16 of NCB 209, two lots totaling approximately 0.27 acres of land located at the northeast intersection of Maple Street and Reed Alley (507 and 509 Maple Street). The applicant is requesting the zone change to allow for the construction of four townhomes.

7. PD17-012 MOBILE INVESTMENTS (3921, 3923, 3980, AND 4013 MOBLEY CIRCLE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District to “PXR”, Planned Mixed Residential District with final site plan on Lots 49 and 50 of NCB 1548H, two lots totaling approximately 0.48 acres of land located north of the northeast corner of Mobley Lane and Mobley Circle (3921, 3923, 3980, and 4013 Mobley Circle). The applicant is requesting the zone change to allow for the construction of duplexes.

8. S17-002 MARILU PRIETO (135 SOUTH BEVERLY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit for a front yard fence on Lot 8B of NCB 66, one lot totaling approximately 0.21 acres of land located south of the southwest intersection of East Erwin Street and South Beverly Avenue. The applicant is requesting the Special Use Permit to allow for the construction of a wrought iron front yard fence.

9. PD17-014 MACK PATEL (3205 G E DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “PMXD-2”, Planned Mixed Use District with final site plan on Lot 20F of NCB 1082, one lot totaling approximately 1.13 acres of land located south of the southwest intersection of East Southeast Loop 323 and G E Drive (3205 G E Drive). The applicant is requesting the zone change to allow for a hotel with a maximum height of 60 feet.

VI. PLATS:

1. F17-027 NORTHCHASE WEST ADDITION, PRELIMINARY PLAT

A plan for a seven lot subdivision containing approximately 2.48 acres of land located east of the southeast corner of Border Avenue and West 32nd Street. The property is zoned “R-2”, Two-Family Residential District. The purpose of the plat is to plan for seven residential lots.

2. F17-034 THE LOYD ADDITION, FINAL PLAT

A two lot subdivision containing approximately 1.17 acres of land located west of the southwest intersection of Woodhue Drive and Sunnyhill Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create two residential lots.

VII. CONSENT PLATS:

1. F17-036 HOLLYTREE SOUTH UNIT 1, FINAL PLAT

A right-of-way dedication plat to dedicate 5.41 acres of land for Hollytree Drive and Maple Lane. The property is zoned “AG”, Agricultural District. The purpose of the plat is to dedicate rights-of-way.

2. F17-038 WELLINGTON PLACE UNIT 7, FINAL PLAT

A three lot subdivision containing approximately 2.46 acres of land located south of the intersection of Spencer Lane and Duke Place. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create three lots and dedicate right-of-way for Duke Place.

3. F17-037 WELLINGTON PLACE UNIT 6, FINAL PLAT

A six lot subdivision containing approximately 1.66 acres of land located east of the intersection of Spencer Lane and Duke Place. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create six lots.

4. F17-043 FOREST VIEW PARK UNIT 2, FINAL PLAT

A seven lot subdivision containing approximately 1.76 acres of land located south of the southern intersection of Spanish Oak Court and Forest View Drive. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create seven lots.

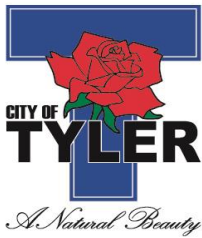
5. P17-002 CYPRESS RIDGE ADDITION, PRELIMINARY PLAT

A plan for a 109 lot subdivision containing approximately 62.23 acres of land located south of the southwest intersection of County Road 461 and County Road 431. The purpose of the plat is to plan for the creation of 109 lots.

6. P17-003 GUINN FARMS SOUTH, PRELIMINARY PLAT

A plan for a three lot subdivision containing approximately 83.11 acres of land located west of the intersection of Farm-to-Market Road 2964 and County Road 2191. The property is zoned “INT”, Institutional District. The purpose of the plat is to plan for three lots and a collector street.

VIII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, May 2, 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 June 6, 2017.

IX. ZONING:

1. A17-003 WEST CUMBERLAND ANNEXATION

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the involuntary annexation of approximately 155 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the intersection of West Cumberland Road and Old Jacksonville Highway. 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 Districts #1 and #2.
- d. The Future Land Use Guide to reflect Neighborhood Commercial and Single-Family Medium/Low Density.
- e. Original zoning of 130 acres of "R-1B" Single-Family Residential District and 25 acres of "C-1" Light Commercial District.

2. Z17-010 NIX HH LLC (528 SOUTH SAUNDERS AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "C-2", General Commercial District on Lot 6A and NCB 253, one lot totaling approximately 1.09 acres of land located at the northeast corner of East Houston Street and South Saunders Avenue (528 South Saunders Avenue). The applicant is requesting the zone change for the existing hotel to be in compliance with the current zoning ordinance.

3. Z17-013 MPF PROPERTIES, LLC (2708 FRANKSTON HIGHWAY)

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 9A of NCB 835-J, one lot totaling approximately 2.99 acres of land located north of the northeast intersection of Walton Road and Frankston Highway (2708 Frankston Highway). The applicant is requesting the zone change to allow for outdoor storage.

X. PLATS:

1. F17-055 JOE GANDY ADDITION, FINAL PLAT

A three lot subdivision containing approximately 14.31 acres of land located south of the southwest intersection of Jeff Davis Drive and Paluxy Drive. The property is zoned “AG”, Agricultural District. The purpose of the plat is to create three lots.

2. F17-056 NORTHCHASE WEST ADDITION, FINAL PLAT

A seven lot subdivision containing approximately 2.48 acres of land located east of the southeast corner of Border Avenue and West 32nd Street. The property is zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create seven residential lots.

3. F17-047 JACK HOUTS ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.65 acres of land at the eastern intersection of Barbara Street and Terrace Avenue. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create two lots.

4. F17-057 T.W. YOUNG ADDITION, FINAL PLAT

A four lot subdivision containing approximately 4.73 acres of land south of the southeast intersection of County Road 485 and County Road 492. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

5. F17-058 GUINN FARMS SOUTH UNIT 1, FINAL PLAT

A two lot subdivision containing approximately 39.19 acres of land located west of the intersection of Farm-to-Market Road 2964 and County Road 2191. The property is zoned “INT”, Institutional District. The purpose of the plat is to create two lots.

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.
