

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, July 11, 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 June 6, 2017**
- V. TABLED ITEMS:**

1. 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.

2. 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.

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

V. ZONING:

1. Z17-016 RODRIGO LOPEZ (4930 OLD JACKSONVILLE HIGHWAY)

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 a tract of land totaling approximately 0.38 acres of land located north of the northeast corner of Old Jacksonville Highway and Rice Road (4930 Old Jacksonville Highway). The applicant is requesting the zone change to allow for office uses.

2. PD17-021 CREED ENTERPRISES LLC (1732 AUSTIN DRIVE)

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 Lot 23 of NCB 903-G, one lot totaling approximately 0.20 acres of land located west of San Jacinto Drive and Austin Drive (1732 Austin Drive). The applicant is requesting the zone change to bring the existing structure into conformance with the Unified Development Code.

3. PD17-020 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (3274 PROFESSIONAL DRIVE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan amendment on Lot 10B of NCB 900-L, one lot totaling approximately 2.50 acres of land located at the northeast corner of Old Jacksonville Highway and Professional Drive (3274 Professional Drive). The applicant is requesting the site plan amendment to construct an additional building.

4. Z17-015 MARION WARE (604 AND 608 LIBERTY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 18A and 24 of NCB 96, two lots totaling approximately 0.24 acres of land located south of the southwest corner of Wilson Street and Liberty Avenue (604 and 608 Liberty Avenue). The applicant is requesting the zone change to allow for the construction of a single-family home.

5. S17-003 DIANA LICEA (2347 SARASOTA DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit renewal on Lot 9 of NCB 969C, one lot containing approximately 0.26 acres of land located west of the southwest intersection of Sarasota Drive and Boldt Avenue (2347 Sarasota Drive). The applicant is requesting the renewal for a one-chair beauty salon in addition to the single-family use.

6. A17-004 KITTRELLS VILLAGE LLC (15.16 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 15.17 acres of land lying adjacent to the present boundary limits of the City of Tyler located at the northwest intersection of Old Jacksonville Highway and County Road 164 (Mahar Road). Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #2.
- C. Establishment of original zoning of 15.17 acres of “C-1”, Light Commercial District.

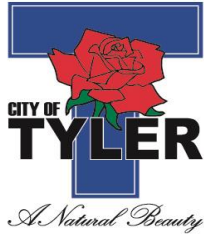
- 7. Z17-014 CVC PHOENIX HOLDINGS LLC (2429 SOUTH SOUTHEAST LOOP 323)**
Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lot 2B of NCB 968, one lot totaling approximately 0.31 acres of land located north of the northwest intersection of South Southeast Loop 323 and McDonald Road (2429 South Southeast Loop 323). The applicant is requesting the zone change in order to construct a parking lot.
- 8. C17-003 IRAIS GARCIA LOPEZ (PORTION OF PINE STREET)**
Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Pine Street. The west side of the right-of-way is adjacent to Lot 5A of NCB 1258-O. The east side is adjacent to Vaughn Avenue. The north side is adjacent to Lot 12 of NCB 736. The south side is adjacent to Lot 1 of NCB 737. The applicant is requesting the closure in order to construct a single-family home.
- 9. C17-002 ROBERTO SERRANO (UNIMPROVED ALLEY)**
Request that the Planning and Zoning Commission consider recommending the closure of an unimproved alley. The west side of the right-of-way is adjacent to Reed Alley. The east side is adjacent to Lot 23-A of NCB 209. The north side is adjacent to Lot 25 of NCB 209. The south side is adjacent to Lots 15 and 16 of NCB 209. The applicant is requesting the closure in order to construct townhomes.

VI. PLATS:

1. F17-068 CYPRESS RIDGE ADDITION UNIT 1, FINAL PLAT

A 13 lot subdivision containing approximately 6.72 acres of land located south of the southwest intersection of County Road 461 and County Road 431. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 13 lots.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, July 11, 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 August 1, 2017.

VIII. ZONING:

1. ZA17-001 UNIFIED DEVELOPMENT CODE

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending regulations relating to use regulations, development standards, subdivision design and improvements, environmental regulations, historic preservation and definitions.

2. MSP17-001 CITY OF TYLER

Request that the Planning and Zoning Commission consider recommending a Master Street Plan Amendment to update proposed street configurations around the Whitehouse ISD school to be constructed on County Road 2191 and adding a proposed collector south of Toll 49 which would connect South Broadway Avenue to Paluxy Drive.

3. Z17-018 SOUTHSIDE BANK (6019 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed-Use District to “C-1”, Light Commercial District on Lot 33 of NCB 1435-A, one lot totaling approximately 3.43 acres of land located south of the southwest intersection of Chimney Rock Road and South Broadway Avenue (6019 South Broadway Avenue). The applicant is requesting the zone change to develop a new banking facility.

4. Z17-019 CASTAGNO PROPERTIES INC (2011 SOUTH BECKHAM AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “RPO”, Restricted Professional Office District on Lot 15A and 16D of NCB 791, two lots totaling approximately 0.49 acres of land located south of the southeast intersection of East 8th Street and South Beckham Avenue (2011 South

Beckham Avenue). The applicant is requesting the zone change in order to develop a five chair spa.

5. Z17-020 ROBERT MCKENZIE (1416 NORTH TENNEHA AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1B”, Single-Family Residential District on Lots 15 and 16 of NCB 398, two lots totaling approximately 0.31 acres of land located at the southwest corner of Trezevant Street and Tenneha Avenue (1416 North Tenneha Avenue). The applicant is requesting the zone change to allow for the construction of single-family homes.

6. Z17-021 DONALD BENTLEY (502 AND 510 EAST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “DBAC”, Downtown Business, Arts, and Culture District on Lots 23 and 24 of NCB 39, two lots totaling approximately 0.28 acres of land located at the northwest corner of South Thompson Avenue and East Elm Street (502 and 510 East Elm Street). The applicant is requesting the zone change to allow for remodeling of duplexes.

IX. PLATS:

1. F17-073 THE CATHEDRAL ADDITION UNIT 1, SECOND AMENDMENT

A two lot subdivision containing approximately 8.00 acres of land located at the southwest corner of South Broadway Avenue and East Front Street. The property is split zoned “DBAC”, Downtown Business, Arts, and Culture District and “C-2”, General Commercial District and “R-MF”, Multi-Family Residential District. The purpose of the plat is to combine five lots into two.

2. F17-074 CASCADES ADDITION UNIT 5, FIRST AMENDMENT

A one lot subdivision containing approximately 1.39 acres of land located north of the northeast intersection of Bellview Circle and Cascades Shoreline Drive. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to combine two lots into one lot.

3. F17-075 THE HAVENS PHASE THREE, FIRST AMENDMENT

A three lot subdivision containing approximately 1.00 acres of land located at the west corner of Havens Trail. The property is zoned “R-1B”, Single-Family Residential District and “R-1B”, Single-Family Residential District. The purpose of the plat is to combine four lots into three lots.

4. F17-076 THE BROOKS AT CUMBERLAND PARK PHASE 5, FIRST AMENDMENT

A 21 lot subdivision containing approximately 5.31 acres of land located at the southwest corner of Tear Flight Way and Stonebank Crossing. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to realign some lots and streets.

5. F17-077 THE COTTAGES ADDITION, FINAL PLAT

A 10 lot subdivision containing approximately 1.97 acres of land located east of the southeast intersection of Iberville Drive and Woodlark Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 10 lots with a private street.

6. F17-078 MAGNOLIA PARK ADDITION, FINAL PLAT

A three 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 in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

7. F17-079 WIGGINS ADDITION, FINAL PLAT

A three lot subdivision containing approximately 6.43 acres of land located north of the northeast intersection of County Road 429 and Farm-To-Market Road 3271. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide two lots into three lots.

8. F17-080 GALLAGHER ADDITION, FINAL PLAT

A one lot subdivision containing approximately 1.88 acres of land located west of the northwest intersection of Howard Drive and Highland Park Circle. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create one lot.

9. F17-081 MEDICINE CHEST ADDITION, FINAL PLAT

A two lot subdivision containing approximately 7.06 acres of land located south of the southwest intersection of South Broadway Avenue and Rusk Street. The property is zoned "AR", Adaptive Reuse District. The purpose of the plat is to adjust lot lines.

10. P17-004 MAGNOLIA PARK ADDITION, PRELIMINARY PLAT

A three 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 in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

X. 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.
