



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, January 15, 2019
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.

The Commission shall discuss, but shall take no final action or vote on, the following items scheduled to be heard by th Planning and Zoning Commission on February 5, 2019.

I. ZONING:

1. C19-001 MIRACLE CENTER CHURCH (UNIMPROVED RIGHT OF WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of two unnamed rights-of-way. The first closure request is located east of Lot 20A of NCB 210 at Summerkamp Street continuing south, ending at West Gentry Parkway. The second closure is located west of the intersection of North Albertson Avenue and West Gentry Parkway, continuing south approximately 218 feet. The east side of the second right-of-way closure is adjacent to North Albertson Drive, the south side is adjacent to Lots 23, 24, 27 – 31, the west side is adjacent to Lot 20A of NCB 210 and, the north side of the right-of-way is adjacent to Lots 22, 23, 24, 25, 26, 27 and 31. The applicant is requesting the closure in order to replat the right-of-way for development purposes.

2. Z19-001 KEYLAND INVESTMENT LP (310 AND 312 SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “AR”, Adaptive Reuse District on Lot 5 of NCB 88, one lot containing approximately 0.52 acres of land located east of the intersection of South Vine Avenue and Potter Place (310 and 312 South Vine Avenue). The applicant is requesting the zone change to allow for an office use.

3. PD19-001 HOLLY TREE PROPERTIES, LLC (440 SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “PMXD-1”, Planned Mixed Use District with final site plan on Lot 22 of NCB 184, one lot containing approximately 0.34 acres of land located at the northeast intersection of South Vine Avenue and Bryan Street (440 South Vine

Avenue). The applicant is requesting the zone change to allow residential and office uses on the same lot in separate buildings.

4. PD19-002 LUSK CHARLES DON AND JUDY DELAINE (3809 AND 3821 WEST ELM STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District and "C-2", General Commercial District to "PCD", Planned Commercial District with final site plan on Lots 1A, 2A and 3 of NCB 908A, three lots containing approximately 1.24 acres of land located at the northeast intersection of South Southwest Loop 323 and West Elm Street (3809 and 3821 West Elm Street and 220 South Southwest Loop 323). The applicant is requesting the zone change to build a Braum's Ice Cream & Dairy Store.

II. PLATS:

1. P18-017 ARELLA SUBDIVISION, PRELIMINARY PLAT

A plan for a two lot subdivision containing approximately 1.907 acres of land located north of the intersection of County Road 2214 and Oakleigh Drive. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to plan for a two lot subdivision.

2. F18-124 TYLER GARDEN VALLEY ESTATES, FINAL PLAT

A 28 lot subdivision containing approximately 9.35 acres of land located south of the intersection of Garden Valley Road and Shawnee Boulevard. The property is currently zoned "R-1D", Single-Family Attached and Detached District. The purpose of the plat is to create 28 lots.

3. F18-127 FOREST RIDGE AT THE CROSSING TOWN, UNIT 1, FINAL PLAT

A 13 lot subdivision containing approximately 12.15 acres of land located at the end of Crosslake. The property is currently zoned "R-1B", Residential Single-Family District. The purpose of the plat is to create 13 lots.

III. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2019, 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 _____, 2019, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
