



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, March 5, 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.

- I. Call to Order**
- II. Roll Call**
- III. Planning Policies and Procedures**
- IV. Consideration of minutes from Commission meeting of February 5, 2019.**
- V. TABLED ITEMS:**

1. F18-107 OAK HILLS PLACE, FINAL PLAT

An 18 lot subdivision containing approximately 12.37 acres of land located west of the northwest intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create 18 lots.

2. Z18-043 LINDA L. WHEAT (3615 WOODBINE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single Family Residential District to “AR”, Adaptive Reuse District on Lot 8 of NCB 1027, one lot containing approximately 0.63 acres of land located at the northwest intersection of Rodessa Drive and Woodbine Boulevard (3615 Woodbine Boulevard). The applicant is requesting the zone change to allow for an art instructional studio.

VI. ZONING:

1. Z19-002 ZB3 PROPERTIES (2469 EARL CAMPBELL PARKWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial District to “C-2”, General Commercial District on Lot 13c of NCB 852-T, one lot containing approximately 2.69 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway (2469 Earl Campbell Parkway). The applicant is requesting the zone change to allow for commercial and retail uses.

VII. PLATS:

1. F19-009 MARISCO’S DJ’S ADDITION, FINAL PLAT

A two lot subdivision containing approximately 0.55 acres of land located at the intersection of East Erwin Street and South Saleh Avenue. The property is currently zoned “PCD”, Planned Commercial District. The purpose of the plat is to create two lots.

2. VP19-001 SOUTH PARKS HEIGHTS ADDITION, RESUBDIVISION OF A PART OF LOT 4 AND LOT 8

Request to vacate the plat to restore two original lots. The property is located west of the northwest intersection of Mockingbird Lane and South Broadway Avenue. The property is currently zoned “R-1C”, Single-Family Residential District.

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

A 59 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 59 lots with a private street.

VIII. CONSENT PLATS:

1. F19-008 PEACH TREE RANCH SUBDIVISION, FINAL PLAT

A 21 lot subdivision containing approximately 94.89 acres of land located at the intersection of Farm to Market Road 2493 and County Road 152 West. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to create 21 lots.

2. F19-010 FREEDOM RANCH SUBDIVISION, UNIT 1, FINAL PLAT

An 11 lot subdivision containing approximately 8.3 acres of land located south of the southeast intersection of County Road 113 and County Road 119. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 11 lots.

3. P19-002 STEGALL SUBDIVISION, PRELIMINARY PLAT

A five lot subdivision containing approximately 84.17 acres of land located east of the northeast intersection of Highway 110 South and Moser Lane. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to plan for five lots.

4. F19-007 STEGALL SUBDIVISION, FINAL PLAT

A four lot subdivision containing approximately 16.64 acres of land located east of the intersection of Highway 110 South and Old Tyler Road. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to create four lots.

IX. Recess

AGENDA

PLANNING AND ZONING COMMISSION



WORKSESSION

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

*Tuesday, March 5, 2019
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 April 2, 2019.

IX. ZONING:

1. PD19-003 CHAPEL WOODS DEVELOPMENT LTD (9151 COUNTY ROAD 2120)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PMF”, Planned Multi-Family District with final site plan on Tract 4A, one tract containing approximately 13.19 acres of land located west of the northwest intersection of Shiloh Road and Old Omen Road (9151 County Road 2120). The applicant is requesting the site plan to allow for the development of a senior living community.

2. S19-001 RENFRO VICTORIA Y (711 MOCKINGBIRD LANE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit (SUP) approval on Lots 13 and 15 of NBC 312, two lots containing approximately 0.24 acres of land located east of the northeast of the intersection of Mockingbird Lane and Vine Avenue (711 Mockingbird Lane). The applicant is requesting the SUP to allow for a child home daycare.

3. Z19-007 PARSLEY DWIGHT & KATHY (1937 DEERBROOK DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “C-2”, General Commercial District on Lots 4 and 5 of NBC 01, two lots containing approximately 0.82 acres of land located at the southwest intersection of Doe Lane and Deerbrook Drive (1937 Deerbrook Drive). The applicant is requesting the zone change in order to operate a child daycare facility.

4. Z19-005 GARAGE PROPERTIES LLC (412 AND 418 EAST ERWIN 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 8A and 8B of NBC 38, two lots containing approximately 0.56 acres of land located north of the intersection of Adams Avenue and East Erwin Street (412 and 418 East Erwin Street). The applicant is requesting the zone change in order to utilize appropriate zoning for downtown properties.

5. Z19-003 MARTINEZ JUAN (1325 AND 1329 CONNALLY STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lots 49A and 49B of NBC 665B, two lots containing approximately 0.24 acres of land located at the northeast intersection of South Englewood Avenue and Connally Street (1325 and 1329 Connally Street). The applicant is requesting the zone change in order to build single-family homes.

6. Z19-004 MOTHER FRANCES HOSPITAL REGIONAL (2850 CROW ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-MF”, Multi-Family Residential District on an approximately 5.73 acre portion of Tract 19C, a tract of land containing approximately 29.22 acres of land located at the southwest intersection of Oak Hill Boulevard and Crow Road (2850 Crow Road). The applicant is requesting the zone change in order to develop a 70-unit senior living community.

7. Z19-006 TYLERTEX HOLDINGS LLC (7906 AND 7716 NEIGHBORS ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-2”, General Industrial District to “R-1D” Single-Family Attached/Detached Residential District on Tracts 2E and 3, two tracts containing approximately 33.96 acres of land located at the northeast intersection of Neighbors Road and Toll 49 (7906 and 7716 Neighbors Road). The applicant is requesting the zone change to build single-family homes.

X. PLATS:

1. F19-015 WE GRANDE ADDITION, FINAL PLAT

A one lot subdivision containing approximately 5.98 acres of land located east of the intersection of Frankston Highway and West Grande Boulevard. The property is currently zoned “C-2”, General Commercial. The purpose of the plat is to create two lots.

2. P19-003 LINDSEY CROSSING ADDITION, PRELIMINARY PLAT

A plan for a 150 lot subdivision containing approximately 37.92 acres of land located at the northwest intersection of Greenbriar Road and Spur 364. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to plan for a 150 lot subdivision.

3. P19-004 HILL CREEK ESTATES, PRELIMINARY PLAT

A plan for a seven lot subdivision containing approximately 11.54 acres of land located at the southeast intersection of County Road 1130 and County Road 1131. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to plan for a seven lot subdivision.

4. F19-016 HILL CREEK ESTATES, PRELIMINARY PLAT

A seven lot subdivision containing approximately 11.54 acres of land located at the southeast intersection of County Road 1130 and County Road 1131. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to create a seven lot subdivision.

XI. 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.
