



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, October 2, 2018
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 September 4, 2018**
- V. RECOGNITION OF AWARDS:**
 1. Request that the Planning and Zoning Commission consider accepting the “Certificate of Achievement for Planning Excellence” from the American Planning Association – Texas Chapter.
- VI. ZONING:**
 - 1. C18-007 HILAND DAIRY FOODS COMPANY LLC (UNIMPROVED PORTION OF AN ALLEY RIGHT-OF-WAY)**

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of alley right-of-way. The north side of the right-of-way is adjacent to Lot 4A of NCB 137. The south side of the right-of-way is adjacent to Lots 6 and 7 of NCB 137. The east side of the right-of-way is adjacent to North Fuller Avenue. The west side of the right-of-way is adjacent to remaining portion of unimproved alley right-of-way. The applicant is requesting the closure in order to replat the right-of-way to combine the properties to the north and south for expansion of the Hiland Dairy Foods plant.

2. Z18-032 HILAND DAIRY FOODS COMPANY LLC (1402 EAST LOCUST STREET, 302, 310 AND 318 NORTH FULLER AVENUE, 1425 AND 1417 EAST LINE STREET)

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 “C-2”, General Commercial District on Lots 3A, 4A, 5, 6, 7, 8, and 12 of NCB 137, seven lots containing approximately 2.30 acres of land located at the northwest intersection of North Fuller Avenue and East Locust Street (1402 East Locust Street, 302, 310, and 318 North Fuller Avenue, 1425 and 1417 East Line Street). The applicant is requesting the zone change in order to allow for expansion of the Hiland Dairy Foods plant.

3. S18-001 LASATER CECIL ETAL (4526 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 12H of NCB 1013, one lot totaling approximately 10.75 acres of land located south of the southeast intersection of South Broadway Avenue and South Southeast Loop 323 (4526 South Broadway Avenue). The applicant is requesting a Special Use Permit for a variance to reduce the required 300 feet distance separation from the property line of French Quarter Shopping Center and a public school to 60 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell alcohol.

4. ZA18-002 UNIFIED DEVELOPMENT CODE (BIANNUAL REVIEW)

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 related to landscaping exemptions for certain non-conforming developments, landscaping installation certification, fences, off-street parking, temporary signage, and definitions, including the definition of sexual encounter center.

VII. PLATS:

1. P18-010 CYPRESS RIDGE ADDITION, PRELIMINARY PLAT

A plan for 89 lot subdivision containing approximately 59.71 acres of land located north of the northwest intersection of County Road 431 and Hackberry Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 89 lots.

2. F18-085 CYPRESS RIDGE ADDITION PHASE 2, FINAL PLAT

A 45 lot subdivision containing approximately 23.72 acres of land located north of the northwest intersection of County Road 431 and Hackberry Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 45 lots.

3. F18-088 LYONS ADDITION, FINAL PLAT

A four lot subdivision containing approximately 1.78 acres of land located south of the southwest intersection of Cartwright Street and South Lyons Avenue. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create four lots.

4. P18-012 HARAMAIN CONSTRUCTION ADDITION, PRELIMINARY PLAT

A five lot subdivision containing approximately 22.17 acres of land located at the southern intersection of County Road 2259 and County Road 272. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for five lots.

VIII. TABLED ITEMS:

1. F18-079 HARAMAIN CONSTRUCTION ADDITION, FINAL PLAT

A four lot subdivision containing approximately 2.00 acres of land located at the southern intersection of County Road 2259 and County Road 272. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

IX. CONSENT PLATS:

1. F18-089 PLEASANT PINES ADDITION, FINAL PLAT

A six lot subdivision containing approximately 6.19 acres of land located south of the southeast intersection of County Road 1145 and County Road 1111. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create six lots.

X. Adjourn