

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, April 4, 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.

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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Planning Policies and Procedures**

#### **IV. Consideration of minutes from Commission meeting of March 7, 2017**

#### **V. TABLED:**

##### **1. PD17-005 AMERICAN STATE BANK (8591 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District final site plan amendment on Lot 42 of NCB 1546, one lot totaling approximately 2.32 acres of land located at the northwest intersection of South Broadway Avenue and West Cumberland Road (8591 South Broadway Avenue). The applicant is requesting the amendment to allow for the development of a banking facility.

#### **VI. ZONING:**

##### **1. Z17-008 TYLER INDEPENDENT SCHOOL DISTRICT (5201 NEW COPELAND ROAD)**

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 12-A of NCB 1013-I, one lot totaling approximately 0.74 acres of land located south of the southwest intersection of Shiloh Road and New Copeland Road (5201 New Copeland Road). The applicant is requesting the zone change for future development of a professional office.

**2. Z17-009 JAMES HALFORD (416 SOUTH BOIS D'ARC AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from "RPO", Restricted Professional Office District to "R-1B" Single-Family Residential District on Lot 9 of NCB 87, one lot totaling approximately 0.29 acres of land located south of the southeast intersection of West Front Street and South Bois D'Arc Avenue (416 South Bois D'Arc Avenue). The applicant is requesting the zone change to allow the existing building to be used as a single-family home.

**3. S17-001 NELIDA VALLE (615 CLUB CIRCLE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit for a front yard fence on Lot 11 of NCB 725J, one lot totaling approximately 0.43 acres of land located east of the northeast corner of Parkdale Drive and Club Circle (615 Club Circle). The applicant is requesting the special use permit to bring the existing non-conforming front yard fence into conformance with the Unified Development Code.

**VII. PLATS:**

**1. F17-023 FRANK ALLEN SUBDIVISION, FIRST AMENDMENT**

A one lot subdivision containing approximately 0.19 acres of land located east of the southeast intersection of Bois D'Arc Avenue and West Harpole Street. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to show an updated lot line and dedicate additional right-of-way. **The applicant is requesting a waiver of escrow for street improvements to Bois D'Arc Avenue estimated to total \$1,831.00.**

**VIII. CONSENT PLATS:**

**1. F17-025 THE VILLAGE AT CUMBERLAND PARK PHASE 5, FINAL PLAT**

A one lot subdivision containing 6.50 acres of land located east of the southeast intersection of Centennial Parkway and Allen Farm Road (planned). The property is zoned "PCD", Planned Commercial Development District. The purpose of the plat is to create one lot and dedicate right-of-way for Allen Farm Road.

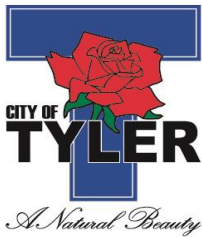
**2. F17-026 LaGRAVE FARM ADDITION, PRELIMINARY PLAT**

A plan for a six lot subdivision containing approximately 13.3 acres of land located west of the southwest intersection of County Road 134 and Farm-to-Market Road 2813. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for six lots.

**3. F17-028 KING HART ADDITION, FINAL PLAT**

A two lot subdivision containing 7.82 acres of land located at the southwest intersection of Crosslake Boulevard and Old Jacksonville Highway. The property is zoned "PCD", Planned Commercial Development District. The purpose of the plat is to create two lots.

**IV. Recess**



**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, April 4, 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 May 2, 2017.**

**X. ZONING:**

**1. 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.

**2. PD17-013 TEXAS 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.

**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. PD17-011 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.

**5. 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 to “PMF”, Planned Multi-Family 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.

**6. S17-002 MARILU LEGUIZAMO (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.

**7. 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.

**XI. PLATS:**

**1. F17-039 CROSSWATER GARDEN HOMES, FINAL PLAT**

A 20 lot subdivision containing approximately 6.18 acres of land located east of the northeast intersection of Cross Road and Crosswater. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 19 lots and a private street.

**2. 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.

**3. 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.

**4. 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.

**5. 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.

**6. 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.

**7. 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.

**8. F17-044 CASCADES ADDITION, SECOND AMENDMENT**

A two lot subdivision containing approximately 2.01 acres of land located west of the northwest intersection of Cascades Shoreline Drive and Golf Drive. The properties are zoned "R-1A", Single-Family Residential District and "PUR", Planned Unit Residential District. The purpose of the plat is to move a lot line.

**9. P17-002 BRIARWOOD ADDITION, PRELIMINARY PLAT**

A plan for an 89 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 89 lots.

**10. F17-041 AGUILAR ADDITION, FINAL PLAT**

A one lot subdivision containing approximately 0.33 acres of land located east of the northeast intersection of Luther Street and Erma Street. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create one lot.

**11. F17-040 SCARLATT ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 9.08 acres of land located at the northeast intersection of County Road 1272 and County Road 134. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to create two lots.

**12. F17-035 MAMA BEAR'S SUBDIVISION, FIRST AMENDMENT**

A six lot subdivision containing approximately 52.14 acres of land located east of the northeast intersection of Farm-to-Market Road 2015 and County Road 313. The property is located in Zone 2 of the Tyler Extraterritorial Jurisdiction. The purpose of the plat is to amend one lot and create an additional lot.

**XII. 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.

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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.

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