



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, August 22, 2017
12:30 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 the Planning and Zoning Commission on September 5, 2017.

I. TABLED:

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.

II. ZONING:

1. Z17-025 JIMMY REED (1710 PINE CREST DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 1B of NCB 951, one lot totaling approximately 0.48 acres of land located south of the southeast intersection of East 5th Street and Pine Crest Drive (1710 Pine Crest Drive). The applicant is requesting the zone change in order to develop the property for commercial use.

2. Z17-026 JIMMY REED (2925 EAST 5TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on an approximately 0.96 acre portion of Lot 4 of NCB 951, one lot totaling approximately 2.48 acres of land located at the southwest intersection of East 5th Street and Old Omen Road (2925 East 5th Street). The applicant is requesting the zone change in order to develop the property for commercial use.

3. PD17-024 JIMMY REED (1712 PINE CREST DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on an approximately 0.28 acre portion of Lot 7 of NCB 951, one lot totaling approximately 3.34 acres of land located south of the southeast intersection of East 5th Street and Pine Crest Drive (1712 Pine Crest Drive). The applicant is requesting the zone change to develop a quadplex.

4. PD17-025 JIMMY REED (2925 EAST 5TH STREET)

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 portions of Lots 1B, 4, 7 and 11B of NCB 951, portions of four lots totaling approximately 10.56 acres of land located south of the southwest intersection of East 5th Street and Old Omen Road (2925 East 5th Street). The applicant is requesting the zone change to develop 22 single-family detached homes.

5. PD17-026 BRANDON STEELE (8591 SOUTH BROADWAY AVENUE)

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

6. Z17-024 N & G BURTON LLC (1835 AND 1831 OLD HENDERSON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “M-2”, General Industrial District on Tax Lot 18 of NCB 675 and two tracts of land, three tracts totaling 3.24 acres of land located south of the southwest intersection of East Erwin Street and Old Henderson Highway (1835 and 1831 Old Henderson Highway). The applicant is requesting the zone change in order to utilize the property as a petroleum tank farm.

7. Z17-022 JASON MARSHALL (708 RUSK STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “AR”, Adaptive Reuse District to “R-1B”, Single-Family Residential District on Lot 12 of NCB 318, one lot totaling approximately 0.33 acres of land located at the southwest intersection of Rusk Street and Kennedy Avenue (708 Rusk Street). The applicant is requesting the zone change in order to construct two single-family dwellings.

8. Z17-027 CASTAGNO PROPERTIES (2001 SOUTH BECKHAM AVENUE)

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 14A of NCB 791, one lot totaling approximately 0.39 acres of land located at the southwest corner of East 8th Street and South Beckham Avenue (2001 South Beckham Avenue). The applicant is requesting the zone change in order to utilize the property for a geologist’s office.

9. Z17-031 JOHN WILLIAMS (2544 GARDEN VALLEY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Tax Lot 1 of NCB 1262, one tract of land totaling approximately 9.34 acres of land located at the southwest intersection of Hawthorne Avenue and Garden Valley Road (2544 Garden Valley Road). The applicant is requesting the zone change to develop 108 single-family townhome units.

10. Z17-032 JEAN ROSS (3409 OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 28 of NCB 836-N, one lot totaling approximately 0.99 acres of land located southwest of the intersection of Lake Placid Road and Old Noonday Road (3409 Old Noonday Road). The applicant is requesting the zone change to construct a single-family residence.

11. Z17-023 LINDA ALTIER (1527 EAST 5TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District and “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 23A of NCB 657, one lot totaling 1.00 acre of land located south of the southeast intersection of East 5th Street and Mahon Avenue (1527 East Fifth Street). The applicant is requesting the zone change in order to utilize the property for commercial development.

12. Z17-029 EDGAR VALDEZ (701 AND 705 AUGUSTA AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lots 6A and 66 of NCB 182, two lots totaling approximately 0.41 acres of land located north of the northwest intersection of Augusta Avenue and West Phillips Street (701 and 705 Augusta Avenue). The applicant is requesting the zone change to sell the two individual houses on the lots.

13. Z17-030 MPM TYLER LLC (530 SOUTH SOUTHWEST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-2”, General Industrial District to “C-1”, Light Commercial District on Lot 8D of NCB 910, one lot totaling 0.62 acres of land located south of the southeast intersection of Chandler Highway and South Southwest Loop 323 (530 South Southwest Loop 323). The applicant is requesting the zone change to bring the property into conformance with the Unified Development Code.

14. Z17-028 FIRST CHURCH OF GOD (4827 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 14A of NCB 1013, one lot totaling approximately 0.87 acres of land located north of the northwest intersection of Shiloh Road and New Copeland Road (4827 New Copeland Road). The applicant is requesting the zone change to construct a preschool.

III. PLATS:

1. P17-005 BAY TOWNE ADDITION, PRELIMINARY PLAT

A 44 lot subdivision containing approximately 8.89 acres of land located at the northwest corner of Cox Road and Casey Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 44 lots.

2. F17-087 TYLER INDUSTRIAL PARK, TWELFTH AMENDMENT

A two lot subdivision containing approximately 5.88 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway. The property is zoned “M-1”, Light Industrial District. The purpose of the plat is to create two lots.

3. F17-094 TYLER INDUSTRIAL PARK, THIRTEENTH AMENDMENT

A one lot subdivision containing approximately 10.05 acres of land located at the southwest corner of the intersection of Robertson Road and John Carney Drive. The property is zoned "M-1", Light Industrial District. The purpose of the plat is to create one lot.

4. F17-091 CENTENNIAL TOWNHOMES PHASE ONE, FINAL PLAT

A seven lot subdivision containing approximately 5.29 acres of land located at the southern intersection of the Kit Carson Trail and Centennial Parkway. The property is zoned "PMF", Planned Multi-Family District. The purpose of the plat is to create seven lots with a private street.

5. F17-092 JAMR ADDITION UNIT 1, THIRD AMENDMENT

A three lot subdivision containing approximately 12.30 acres of land located south of the southeast intersection of Mandy Lane and Roy Road. The property is split zoned "RPO", Restricted Professional Office District, "AR", Adaptive Reuse District, and "R-1A", Single-Family Residential District. The purpose of the plat is to create three lots.

6. F17-090 WHITE TAIL HOLLOW UNIT 2, FIRST AMENDMENT

A thirteen lot subdivision containing approximately 8.56 acres of land located at the east corner of the Trophy Circle and Deer Hollow Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines.

7. F17-095 COUNTRY CLUB ESTATES, EIGHTH AMENDMENT

A one lot subdivision containing approximately 0.21 acres of land located at the western intersection of Pine Street and Vaughn Avenue. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to combine the lot with the part of the right-of-way that was closed along Pine Street.

8. F17-096 MEADOW BROOK TRAILS, FINAL PLAT

A 15 lot subdivision containing approximately 12.33 acres of land located at the southwest corner of East 5th Street and Old Omen Road. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 15 lots with a private street.

IV. 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.
