

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, February 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 January 8, 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.
 - 3. PD18-033 GENECOV INVESTMENTS (MAPLE LANE AND WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMXD-1”, Planned Mixed Use District, “PMF”, Planned Multi-Family District and “C-1”, Light Commercial District on approximately 28.85 acres of land located at the northeast intersection of West Cumberland Road and Maple Lane. The applicant is requesting the zone change to allow for mixed use development with site narrative.

VI. 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 rights-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 AND 220 SOUTH SOUTHWEST LOOP 323)

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.

VII. CONSENT PLATS:

1. P18-017 ARELLA SUBDIVISION, FINAL PLAT

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 create a two lot subdivision.

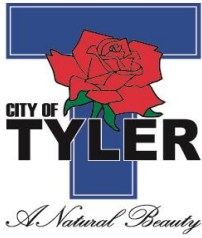
2. F18-127 FOREST RIDGE AT THE CROSSING, UNIT 1, FINAL PLAT

A 13 lot subdivision containing approximately 12.15 acres of land located west of the intersection of Northlake Circle and Crosslake. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 13 lots.

VIII. Recess

AGENDA

PLANNING AND ZONING COMMISSION



WORKSESSION

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

*Tuesday, February 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 March 5, 2019.

IX. 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 13 of NCB 88, 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.

X. PLATS:

1. F19-004 HARDIN SUBDIVISION, FINAL PLAT

A four lot subdivision containing approximately 3.0 acres of land located east of the intersection of County Road 131 and County Road 129. The property is currently in Zone 2 of the ETJ. The purpose of the plat is to create three lots and a private street.

2. F19-007 SAMUEL MINK SUBDIVISION, FINAL PLAT

A four lot subdivision containing approximately 84.17 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 4 lots.

3. 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.

4. 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.

5. F19-010 FREEDOM RANCH SUBDIVISION, FINAL PLAT

A 43 lot subdivision containing approximately 33.26 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 43 lots.

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

A one lot subdivision containing approximately 0.41 acres of land located west of the northwest intersection of Mockingbird Lane and South Broadway Avenue. The property is currently zoned “R-1C”, Single-Family Residential District. The purpose of the plat is to vacate the plat to restore two original lots.

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.
