

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, February 6, 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 January 2, 2018**
- VI. ZONING:**

- 1. ZA18-001 UNIFIED DEVELOPMENT CODE**

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 zoning districts, use regulations, subdivision design and improvements, development standards, environmental regulations, streets and development approval procedures.

- 2. N18-001 CITY OF TYLER (TEXAS COLLEGE ROAD TO WEST 34TH STREET)**

Request that the Planning and Zoning Commission consider recommending a name change of Texas College Road connecting West Northwest Loop 323 to West 34th Street. The east side of the right-of-way is adjacent to Lot 38 and Tax Lots 37 (Tract 2 and 2.2), 45, 63, 64.1 and 4 of NCB 773-G. The west side of the right-of-way is adjacent to Tax Lots 39, 41, 42, 47 of NCB 773-G. The north side of the right-of-way is adjacent to West Northwest Loop 323. The south side of the right-of-way is adjacent to West 34th Street. The requested thoroughfare name change is to provide clarity for emergency services.

3. Z18-002 CREED ENTERPRISES LLC (2002 PARKLEN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lot 76A of NCB 656, one lot totaling approximately 0.26 acres of land located west of the northwest intersection of Parklen Street and Ridgeview Drive (2002 Parklen Street). The applicant is requesting the zone change in order to subdivide the property into two lots to build single-family homes.

4. Z18-003 GLORY REAL ESTATE (6045 HAVENS TRAIL)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 18 of NCB 1544-V, one lot totaling approximately 0.20 acres of land located west of the southwest corner of Havens Trail and Rhones Quarter Road (6045 Havens Trail). The applicant is requesting the zone change in order to correct split zoning of the property.

5. Z18-004 JOSE VARGAS (3330 OLD JACKSONVILLE HIGHWAY)

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 21 of NCB 0899H, one lot totaling approximately 0.22 acres of land located west of the southwest intersection of Post Oak Road and Old Jacksonville Highway (3330 Old Jacksonville Highway). The applicant is requesting the zone change in order to allow for office uses.

6. Z18-005 PRESTON SHUMWAY (528 AND 532 TROUP HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lots 6A and 6B of NCB 787, two lots totaling approximately 1.43 acres of land located at the northwest intersection of South Sneed Avenue and Troup Highway (528 and 532 Troup Highway). The applicant is requesting the zone change in order to subdivide the property to build single-family homes.

7. Z18-006 WESLEY METHODIST CHURCH (2107 WOODLAWN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 299D of NCB 0699N, one lot totaling approximately 1.13 acres of land located at the northwest intersection of Woodlawn Street and North Parkdale Drive (2107 Woodlawn Street). The applicant is requesting the zone change in order to operate a day care center.

8. Z18-007 HABITAT FOR HUMANITY (2401, 2403, 2405 AND 2407 TENNEHA AVANUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 3, 4, 5 and 6 of NCB 501, four lots totaling approximately 0.67 acres of land located at the northeast intersection of Tenneha Avenue and West 25th Street (2401, 2403, 2405, and 2407 Tenneha Avenue). The applicant is requesting the zone change in order to develop detached single-family homes.

9. PD18-001 TYLER OAK CREEK DEVELOPMENT (VARIOUS ADDRESSES IN OAK CREEK ADDITION UNIT 2 AND UNIT 3 AND A 70.50 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PUR”, Planned Unit Residential District with site narrative for Oak Creek Addition Unit 2, Oak Creek Addition Unit 3, and an approximately 70.50 acre tract of land, all totaling approximately 78 acres of land located west of the intersection of Oak Creek Drive and Club Drive (2836-2988 Barton Creek Circle, 7305-7325 Barton Creek Court, 7258- 7292 Dubose Creek, 7256-7294 Carthage Creek, 7253-7285 Medio Creek, 2905-3097 Salado Creek Drive). The applicant is requesting the zone change in order to develop detached single-family homes.

VII. PLATS:

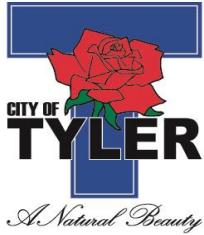
1. F18-004 SANDY RANCH CROSSING, FINAL PLAT

A 12 lot subdivision containing approximately 6.93 acres of land located at the southeast intersection of County Road 37 and County Road 35. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 12 lots.

2. P18-001 WINFORD PARK, PRELIMINARY PLAT

A plan for an 81 lot subdivision containing approximately 117.47 acres of land located south of the southeast intersection of Cooks Crossing and Old Bullard Road. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 81 lots.

VIII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, February 6, 2018
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 6, 2018.

IX. ZONING:

1. Z18-009 BELLWOOD LAKE & LOOP 323 LLP

Request that the Planning and Zoning Commission consider recommending a zone change from “PCD”, Planned Commercial Development District to “PMXD-2”, Planned Mixed Use District with final site plan on a tract of land containing approximately 178.05 acres of land located west of the northwest intersection of South southwest Loop 323 and Earl Campbell Parkway. The applicant is requesting the zone change in order to allow for the development of high-density, mixed-use, mid-rise towers.

2. Z18-008 BENJAMIN DURAN JR (1001 MAGNOLIA DRIVE)

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 5 of NCB 678H, one lot containing approximately 0.22 acres of land located north of the northwest intersection of Magnolia Drive and Lake Street (1001 Magnolia Drive). The applicant is requesting the zone change in order to revert the property back to its original use.

3. Z18-010 JUAN GONZALEZ (515 EAST HOUSTON STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on Lot 15 of NCB 165, one lot containing approximately 0.25 acres of land located west of the southwest intersection of East Houston Street and Oakland Avenue (515 East Houston). The applicant is requesting the zone change in order to correct an existing non-conforming status to receive financing approval.

4. C18-001 ROWLAND PLACE (TYLERTEX HOLDINGS LLC)

Request that the Planning and Zoning Commission consider recommending a thoroughfare closure for an unimproved portion of Rowland Place connecting to South Fannin Avenue. The north side of the right-of-way is adjacent to Lot 63 of NCB 261B. The south side of the right-of-way is adjacent to Lot 24 of NCB 261C. The applicant is requesting the thoroughfare closure in order to provide additional parking for the adjacent lots.

X. PLATS:

1. F18-011 R.M MCLAUGHLIN'S SUBDIVISION, SECOND AMENDMENT

A five lot subdivision containing approximately 1.43 acres of land located at the northeast intersection of South Sneed Avenue and Troup Highway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to divide two lots into five.

2. F18-014 CUMBERLAND ESTATES, UNIT 7, FINAL PLAT

A one lot subdivision containing approximately 0.98 acres of land located west of the northwest intersection of Kit Carson Trail and Centennial Parkway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to one residential lot.

3. F18-007 HARVEY ADDITION, FINAL PLAT

A two lot subdivision containing approximately 5.50 acres of land located north of the northwest intersection of County Road 1100 (Turtle Creek Road) and County Road 199 (Seven League Road). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to divide a tract into two lots.

4. F18-008 C. A. PARKER ADDITION, FINAL PLAT

A three lot subdivision containing approximately 2.90 acres of land located southwest of the intersection of County Road 140 and Forest Glenn Circle. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is divide a tract into three lots.

5. F18-009 COUNTRY CLUB ESTATES, NINTH AMENDMENT

A two lot subdivision containing approximately 0.29 acres of land located at the southwest intersection of Vaughn Avenue and West Erwin Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine four lots into two.

6. F18-010 WILLOW RUN, THIRD AMENDMENT

A six lot subdivision containing approximately 0.58 acres of land located at the southeast intersection of Golden Road and Airline Drive. The property is currently zoned “PXR”, Planned Mixed Residential District. The purpose of the plat is to divide two lots into six.

7. F18-015 J.V. HUGHES, FINAL PLAT

A one lot subdivision containing approximately 0.61 acres of land located east of the northeast intersection of South Bonner Avenue and West Front Street. The property is currently zoned “DBAC”, Downtown Business, Arts and Culture District. The purpose of the plat is to combine two lots into one.

8. P18-002 JONESTOWN ESTATES, PRELIMINARY PLAT

A plan for a ten lot subdivision containing approximately 45.08 acres of land located north of the northwest intersection of County Road 1178 (Jonestown Road) and County Road 166 (Murphee Lane). The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for ten lots.

XI. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2018, 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 _____, 2018, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
