



# REVISED A G E N D A

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, January 2, 2018  
1:30 p.m.*

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#### 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 December 5, 2017**
- V. TABLED ITEMS:**

**1. PD17-033 STANLEY SMITH (617 RICE ROAD)**

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 Lots 19 and 20 of NCB 999M, two lots totaling approximately 3.65 acres of land located west of the northwest intersection of Richmond Road and Rice Road (617 Rice Road). The applicant is requesting the zone change to build a gated community with 22 single-family homes and a private street.

**2. F17-127 BERGFELD SUNSHINE ADDITION, SECOND AMENDMENT**

A three lot subdivision containing approximately 0.19 acres of land located at the northeast intersection of Maple Street and Reed Alley. The property is zoned "R-2", Two-Family Residential District. The purpose of the plat is to subdivide two lots into three lots.

**3. F17-131 OAK HILL UNIT 14, THIRD AMENDMENT**

A three lot subdivision containing approximately 5.60 acres of land located west of the intersection of Capital Drive and Broussard Street. The property is zoned "M-1", Light Industrial District. The purpose of the plat is to combine four lots into three lots.

## **VI. ZONING:**

### **1. C17-006 FRONT STREET PARTNERS (PORTION OF EARLE STREET)**

Request that the Planning and Zoning Commission consider recommending the closure of a paved portion of Earle Street. The west side of the right-of-way is adjacent to Lot 11A of NCB 160. The east side of the right-of-way is adjacent to Lot 13 of NCB 160. The north side is adjacent to Earle Street. The south side is adjacent to Lot 12 of NCB 160. The applicant is requesting the closure in order to replat a portion of right-of-way into the property in the south.

### **2. S17-008 YOLO PROPERTIES (5201 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to obtain a variance to reduce the required 300 feet distance separation from the property line of Times Square entertainment venue and a public school to 59 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell mixed beverages.

### **3. ZA17-003 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)**

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 1997 is part of the City.

## **VII. PLATS:**

### **1. F17-132 TALLEY HEIGHTS SUBDIVISION, THIRD AMENDMENT**

A one lot subdivision containing approximately 0.09 acres of land located north of the northeast intersection of Kennedy Avenue and West 3rd Street. The property is zoned "R-1D", Single-Family Detached and Attached Residential District. The purpose of the plat is to create one lot.

### **2. F17-133 ROBINSON ADDITION PHASE 2, FINAL PLAT**

A four lot subdivision containing approximately 3.43 acres of land located east of the northeast intersection of Old Noonday Road and Robinson Drive. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots with a cul-de-sac.

### **3. F17-134 CELEBRITY INDUSTRIAL PARK, FIRST AMENDMENT**

A one lot subdivision containing approximately 7.26 acres of land located north of the northeast intersection of Hillside Drive and Old Troup Highway. The property is zoned "M-2", General Industrial District. The purpose of the plat is to create one lot.

### **4. F17-135 CANDY PARK WEST, SECOND AMENDMENT**

A one lot subdivision containing approximately 1.43 acres of land located at the southeast intersection of Capital Drive and Broussard Street. The property is zoned "M-1", Light Industrial District. The purpose of the plat is to combine two lots into one.

### **5. F17-136 CYPRESS RIDGE ADDITION PHASE ONE, FINAL PLAT**

A 13 lot subdivision containing approximately 6.72 acres of land located south of the southwest intersection of County Road 461 and County Road 431. The property is in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 13 lots.

## **VIII. Adjourn.**

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**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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