

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, March 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 February 6, 2018**
- V. ZONING:**

1. 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. The north side of the right-of-way is adjacent to Lot 63 of NCB 261B. The east side is adjacent to South Fannin Avenue. The south side of the right-of-way is adjacent to Lot 24 of NCB 261C. The west side is adjacent to Rowland Place. The applicant is requesting the thoroughfare closure in order to provide additional parking for the adjacent lots.

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-1B”, Single-Family Residential District on Lot 15 of NCB 165, one lot containing approximately 0.26 acres of land located west of the southwest intersection of East Houston Street and Oakland Avenue (515 East Houston Street). The applicant is requesting the zone change in order to correct an existing non-conforming status to receive financing approval.

4. Z18-001 HUMBERTO RODRIGUEZ (2730 WALKER 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 2A of NCB 835P, one lot containing approximately 0.33 acres of land located at the southeast intersection of Walton Road and Walker Street (2730 Walker Street). The applicant is requesting the zone change in order to construct two single-family homes.

5. Z18-011 LUIS LEANDRO (2008 FOSTER 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 1 of NCB 835V, one lot containing approximately 0.99 acres of land located at the southeast intersection of Barnes Street and Foster Street (2008 Foster Street). The applicant is requesting the zone change in order to construct three single-family homes.

6. Z18-009 BELLWOOD LAKE & LOOP 323 LLLP (178.05 ACRE TRACT)

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.

VI. PLATS:

1. 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 lots.

2. 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.

VII. CONSENT AGENDA:

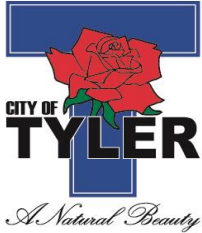
1. P18-002 JONESTOWN ESTATES, PRELIMINARY PLAT

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.

2. 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 lots.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, March 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 April 3, 2018.

VIII. ZONING:

1. PD18-004 TYLER PARK HILL VENTURES LLC (1.35 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “PXR”, Planned Mixed Residential District with final site plan on three tracts; one tract totaling approximately 1.35 acres of land located west of the northwest intersection of Oscar Burkett Road and Rhones Quarter Road (1.35 Acres of Land). The applicant is requesting the zone change in order to develop 12 townhome units.

2. Z18-014 TYLER PARK HILL VENTURES LLC (3031 GUINN FARMS ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District to “C-1”, Light Commercial District on Lot 4A of NCB 1490T, one lot containing approximately 0.23 acres of land located west of the southwest intersection of Guinn Farms Road and Rhones Quarter Road (3031 Guinn Farms Road). The applicant is requesting the zone change in order to allow for light commercial uses.

3. Z18-012 RODRIGO LOPEZ (4119 FRY AVENUE)

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 5 of NCB 1009K, one lot containing approximately 0.54 acres of land located at the northwest intersection of Fry Avenue and East Southeast Loop 323 (4119 Fry Avenue). The applicant is requesting the zone change in order to allow for office uses.

4. PD18-003 BROADWAY SOUTH DEVELOPMENT A NO 2 LTD (8618 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District final site plan on Lot 1 of NCB 1153, one lot totaling approximately 2.01 acres of land located at the southeast intersection of South Broadway Avenue and Cumberland Road (8618 South Broadway Avenue). The applicant is requesting the site plan to allow for a car wash.

5. PD18-005 JERRY SPENCER (546 AND 700 SHILOH ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “POD”, Planned Office District to “PUR”, Planned Unit Residential District with final site plan on Lot 3A of NCB 1013I and Lot 8A of NCB 1013, two lots totaling 4.00 acres of land located east of the northeast intersection of Donnybrook Avenue and Shiloh Road (546 and 700 Shiloh Road). The applicant is requesting the zone change in order to allow for 20 single-family detached homes with a private street.

6. Z18-013 ALEJANDRA SIBUL RODRIGUEZ (2622 HUGHEY DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 27 of NCB 835, one lot containing approximately 0.14 acres of land located at the northeast intersection of Hughey Drive and Frankston Highway (2622 Hughey Drive). The applicant is requesting the zone change in order to develop a single-family home

7. Z18-015 LOUIS SIRONEN (511 SOUTH FANNIN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “AR”, Adaptive Reuse District on Lot 81 of NCB 78B, one lot containing approximately 0.31 acres of land located at the eastern corner of Reeves Street and South Fannin Avenue (511 South Fannin Avenue). The applicant is requesting the zone change use the property as a single-family residence.

X. PLATS:

1. F18-017 COOKS RANCH UNIT 2, FINAL PLAT

A one lot subdivision containing approximately 0.69 acres of land located at the southeast intersection of Old Bullard Road and Cooks Crossing. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create one lot.

2. F18-018 CHAPEL WOODS EAST GARDEN HOMES UNIT 3, FINAL PLAT

An eight lot subdivision containing approximately 2.26 acres of land located at the southwest intersection of Old Omen Road and Chapel Quarters Road. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is divide a tract into eight lots.

3. F18-019 JONESTOWN ESTATE, FINAL PLAT

A ten lot subdivision containing approximately 45.08 acres of land located north of the northwest intersection of County Road 166 (Murphee Lane) and County Road 178 (Jonestown Road). The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to divide a tract into ten lots.

4. F18-020 MEADOW WEST ESTATE UNIT 2 PHASE 2, FINAL PLAT

A 17 lot subdivision containing approximately 7.02 acres of land located north at the northwest intersection of Meadow Ridge Drive and Meadow West Lane. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 17 lots with a street.

5. F18-021 SAM LAMEER ADDITION UNIT 4, FIRST AMENDMENT

A one lot subdivision containing approximately 3.88 acres of land located north of the northwest intersection of Trenton Drive and Cloverdale Drive. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

6. F18-022 CHAPEL WOODS EAST UNIT 4, FINAL PLAT

A 31 lot subdivision containing approximately 14.50 acres of land located east of the southeast intersection of Chapel Quarters and Cabot Lane. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 31 residential lots.

7. F18-023 GRANDE COMMONS UNIT 2, FIRST AMENDMENT

A two lot subdivision containing approximately 3.64 acres of land located south of the southeast intersection of Crow Road and Old Jacksonville Highway. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide one lot into two 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.
