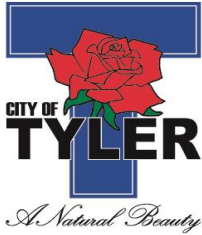


**AGENDA**

**PLANNING AND ZONING COMMISSION**



*WORKSESSION*

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

*Wednesday, May 15, 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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**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 June 5, 2018.**

**I. TABLED ITEMS:**

**1. 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.

**2. Z18-017 WJDS PROPERTIES LLC (5880 CHANDLER HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-MF", Multi-Family Residential District to "R-MH", Manufactured Home Residential District on Tract 1.2, one tract containing approximately 5.02 acres of land located south of the southwest intersection of Chandler Highway and Bellwood Lake Road (5880 Chandler Highway). The applicant is requesting the zone change in order to develop a mobile home park.

## **II. ZONING:**

### **1. A18-002 SCOTT ZHORNE (11.59 ACRE TRACT)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 11.59 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located southeast of the U.S. Highway 69 and Interstate 20 interchange. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #3.
- D. Amendment of the Future Land Use Guide to reflect General Commercial.
- E. Establishment of Original zoning of 11.59 acres of “C-2”, General Commercial District.

### **2. N18-002 CITY OF TYLER (PORTION OF SKIDMORE LANE TO CENTENNIAL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change for an approximately 535 foot portion of Skidmore Lane to Centennial Parkway, approximately 130 feet east of the intersection of Deerfield Drive and Skidmore Lane and terminating at Paluxy Drive. The purpose of the name change is to provide clarity following a realignment of Skidmore Lane.

### **3. Z18-021 JOSE SAUCEDO (910 NELL AVENUE)**

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 30A of NCB 319, southwestern section of one lot containing approximately 0.16 acres of land located at the southeastern intersection of Nell Avenue and West Dobbs Street (910 Nell Avenue). The applicant is requesting the zone change for future expansion of the parking lot.

### **4. Z18-022 JOSE SAUCEDO (902, 904 AND 906 NELL AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 30A of NCB 319, northwestern section of one lot containing approximately 0.38 acres of land located at the southeastern intersection of Nell Avenue and West Dobbs Street (902, 904 and 906 Nell Avenue). The applicant is requesting the zone change in order to develop three detached single-family homes.

### **5. Z18-024 RUSSELL COOK (4705 OLD BULLARD 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 Tax Lot 12 of NCB 12920, one tax lot containing approximately 0.90 acres of land located north of the northwest intersection of Old Bullard Road and Timberwilde Drive (4705 Old Bullard Road). The applicant is requesting the zone change to allow for a beauty salon.

**6. Z18-023 CALVARY ASSEMBLY OF GOD (1723 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “INT”, Institutional District on approximately 0.85 acres of land located east of the southeast intersection of East Front Street and Palmer Avenue (1723 East Front Street). The applicant is requesting the zone change to allow development standards more appropriate for the existing institutional use.

**III. PLATS:**

**1. P18-004 THE CROSSING, PRELIMINARY PLAT**

A plan for a 52 lot subdivision containing approximately 169.3 acres of land located at the southeast intersection of Three Lakes Parkway and Old Noonday Road. The property is currently split zoned “R-1B”, Single-Family Residential District and “PUR”, Planned Unit Residential District and “R-1D”, Single-Family Attached and Detached Residential District and “C-1”, Light Commercial District and “RPO”, Restricted Professional Office District. The purpose of the plat is to amend the preliminary plat to change a private way to shared access easement.

**2. F18-012 TOBE WALTON SUBDIVISION, SECOND AMENDMENT**

A five lot subdivision containing approximately 1.06 acres of land located at the southeast intersection of Barnes Street and Foster Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into five lots.

**3. F18-041 TOBE WALTON SUBDIVISION, THIRD AMENDMENT**

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Walker Street and Walton Road. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

**4. F18-047 H.B. SAMPSON SUBDIVISION, FOURTH AMENDMENT**

A two lot subdivision containing approximately 0.45 acres of land located at the southeast intersection of Boldt Avenue and East Fifth Street. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to adjust lot lines.

**5. F18-049 CHEMA’S ADDITION, FIRST AMENDMENT**

A four lot subdivision containing approximately 1.02 acres of land located at the southeast intersection of West Dobbs Street and Nell Avenue. The property is currently split zoned “C-1”, Light Commercial District and “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into four lots.

**6. F18-050 COUNTRY CLUB ESTATES, TENTH AMENDMENT**

A one lot subdivision containing approximately 0.22 acres of land located south of the southeast intersection of Vaughn Avenue and Pine Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine three lots into one lot.

**III. Adjourn.**

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**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.

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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.

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