



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, October 17, 2017
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.

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 November 7, 2017.

I. TABLED ITEMS:

1. Plat; F17-107 HUNT & WELLS ADDITION, SECOND AMENDMENT

A two lot subdivision containing approximately 0.42 acres of land located west of the southwest intersection of East Houston Street and South Clayton Street. The property is zoned “R-1B”, Single-Family Residential District and “R-2”, Two-Family Residential District. The purpose of the plat is to subdivide one lot into two.

II. ZONING:

2. A17-006 TYLER ECONOMIC DEVELOPMENT COUNCIL INC

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of approximately 119 acres of land lying adjacent to the present boundary limits of the City of Tyler located west of the northwest intersection of Highway 155 North and County Road 334. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction (ETJ).
- C. The new boundary of the City Council District #3.
- D. Amendment of the Land Use Guide to reflect Industrial/Manufacturing.
- E. Establishment of original zoning of 119 acres of “M-1”, Light Industrial District.

3. C17-004 SCOTT AND HEATHER GARRISON (CRAFTDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Craftdale Drive connecting Glenview Avenue and Danley Avenue. The north side of the right-of-way is adjacent to Lot 10 of NCB 1077 and Lot 2 of NCB 1445. The south side of the right-of-way is adjacent to Lots 1 and 12A of NCB 1078. The applicant is requesting the closure in order to incorporate the land into the adjacent residential lots.

4. C17-005 LUIS LEANDRO (BLAIR STREET)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved portion of Blair Street connecting Barnes Street and Criss Street. The north side of the right-of-way is adjacent to Lot 1 of NCB 835V. The south side of the right-of-way is adjacent to Lot 1A of NCB 835Y. The applicant is requesting the closure in order to incorporate the land into the adjacent residential lots.

5. PD17-030 LLOYD NICHOLS (1414 AND 1416 GOLDEN ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached District to “PMF”, Planned Multi-Family District with final site plan on Lots 1 and 2 of NCB 937, two lots totaling approximately 0.58 acres of land located at the southeast intersection of Airline Drive and Golden Road (1414 and 1416 Golden Road). The applicant is requesting the zone change to allow for a nine-unit multi-family development.

6. S17-007 DR. DOMETRIUS D HILL (3213 SEATON STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Tax Lot 70 of NCB 840-F, one lot totaling approximately 1.00 acre of land located north of the northwest intersection of Carver Street and Seaton Street (3213 Seaton Street). The applicant is requesting the Special Use Permit to allow for the operation of a private community center.

7. Z17-037 JIM LOWDEN (4128 BRIARWOOD DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 2 and Lot 3 and Lot 4 of Briarwood Shadows Addition, three lots totaling approximately 0.92 acres of land located west of the southwest intersection of Cascades Court and Briarwood Drive (4128 Briarwood Drive). The applicant is requesting the zone change in order to use the property to provide parking for the Cascades of Texas Golf Course Country Club.

8. Z17-038 KEYLAN INVESTMENT LP (310 SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-MF”, Multi-Family Residential District on Lot 16 of NCB 88, one lot totaling approximately 0.52 acres of land located east of the intersection of South Vine Avenue and Potter Place (310 South Vine Avenue). The applicant is requesting the zone change in order to remodel the existing structures to accommodate a five unit multi-family development.

9. ZA17-002 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 development standards, subdivision design and improvements, streets and thoroughfares and definitions.

II. PLATS:

1. F17-110 HERNDONS FIRST ADDITION, FIRST AMENDMENT

A one lot subdivision containing approximately 0.23 acres of land located south of the southwest intersection of Bellwood Road and Buckley Avenue. The property is zoned “R-2”, Two-Family Residential District. The purpose of the plat is to combine three tax parcels into one lot.

2. F17-111 THE BROOKS AT CUMBERLAND PARK PHASE 6, FINAL PLAT

A 53 lot subdivision containing approximately 8.72 acres of land located east of the southeast intersection of County Road 122 and Marsh Farm Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 53 lots.

3. F17-112 ARELLANO ADDITION, FINAL PLAT

A one lot subdivision containing approximately 10.12 acres of land located west of the northwest intersection of Sunnyhill Drive and Woodhue Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create a platted lot in order to obtain a building permit.

4. F17-113 DESHONG AND ROBINSON SUBDIVISION, SECOND AMENDMENT

A one lot subdivision containing approximately 0.73 acres of land located west of the southwest intersection of Saunders Avenue and East Earle Street. The property is zoned “C-1”, Light Commercial District and “R-2”, Two-Family Residential District. The purpose of the plat is to create one lot.

5. F17-114 GUINN FARMS UNIT 3, FINAL PLAT

A 17 lot subdivision containing approximately 4.03 acres of land located north of the northern intersection of Rolling Acres Place and Guinn Farms Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 17 lots.

6. F17-115 DOUBLE STAR ADDITION UNIT 1, SECOND AMENDMENT

A 41 lot subdivision containing approximately 12.91 acres of land located west of the southwest intersection of Rhones Quarter Road and Roy Road. The property is zoned “PMF”, Planned Multi-Family District. The purpose of the plat is to subdivide two lots into 41 lots.

7. F17-116 TEXAS STUDENT HOUSING ADDITION, FIRST AMENDMENT

A one lot subdivision containing approximately 18.96 acres of land located north of the intersection of McDonald Road and Cottage Drive. The property is zoned “PMF”, Planned Multi-Family Residential District. The purpose of the plat is to combine three lots into one.

8. F17-117 EAGLES NEST ADDITION, FIFTH AMENDMENT

A four lot subdivision containing approximately 2.92 acres of land located west of the northwest intersection of Paluxy Drive and East Grande Boulevard. The property is zoned “RPO”, Restricted Professional Office District. The purpose of the plat is to divide one lot into four.

9. F17-118 LAMONTE ESTATES, FINAL PLAT

An eight lot subdivision containing approximately 19.30 acres of land located at the southwest intersection of County Road 1104 and Big Eddy Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create eight lots.

III. Adjourn.

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.

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.
