



# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, January 8, 2019  
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 4, 2018**
- V. TABLED ITEMS:**
  - 1. PD18-028 DOGWOOD PARK HOLDINGS LLC (2211 AND 2215 ROY ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District, “AG”, Agricultural District and “RPO”, Restricted Professional Office District to “POD”, Planned Office District with final site plan on Lots 1-C, 1-D and a portion of Lot 2-C of NCB 1482, three lots containing approximately 11.87 acres of land located east of the southeast corner of Paluxy Drive and Roy Road (2211 and 2215 Roy Road). The applicant is requesting the zone change to allow for office uses.
  - 2. F18-096 FVPRO MANAGEMENT ADDITION, FINAL PLAT**

A two lot subdivision containing approximately 0.17 acres of land located at the southwest intersection of East Berta Street and North Fannin Avenue. The property is currently zoned “R-1D”, Single-Family Attached and Detached District. The purpose of the plat is to subdivide one lot into two lots.
  - 3. F18-107 OAK HILLS PLACE, FINAL PLAT**

An 18 lot subdivision containing approximately 12.37 acres of land located west of the northwest intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create 18 lots.

**VI. ZONING:**

**1. Z18-043 LINDA L. WHEAT (3615 WOODBINE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single Family Residential District to “AR”, Adaptive Reuse District on Lot 8 of NCB 1027, one lot containing approximately 0.63 acres of land located at the northwest intersection of Rodessa Drive and Woodbine Boulevard (3615 Woodbine Boulevard). The applicant is requesting the zone change to allow for an art instructional studio.

**2. PD18-033 GENECOV INVESTMENTS (MAPLE LANE AND WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “PMXD-1”, Planned Mixed Use District, “PMF”, Planned Multi-Family District and “C-1”, Light Commercial District on approximately 28.85 acres of land located at the northeast intersection of West Cumberland Road and Maple Lane. The applicant is requesting the zone change to allow for mixed use development with site narrative.

**3. PD18-034 BARRON JUAN AND PRISCA GOMEZ (1201 EAST ERWIN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PCD”, Planned Commercial District with final site plan on Lots 14, 15, 31, 26 and 38 of NCB 153, five lots containing approximately 0.95 acres of land located at the southeast intersection of Saleh Drive and East Erwin Street (1201 East Erwin Street). The applicant is requesting the zone change to bring the existing building into conformance with the Unified Development Code, expand the existing building and add parking.

**4. PD18-035 FAIR NANCY WOOD (2801 AND 2835 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District and “R-1A”, Single-Family Residential District to “POD”, Planned Office District with final site plan on Lots 20 and 20A of NCB 830, two lots containing approximately 1.85 acres of land located northwest of the intersection of Alpine Drive and South Broadway Avenue (2801 and 2835 South Broadway Avenue). The applicant is requesting the zone change to allow for the development of an office building.

**5. ZA18-003 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, 1998 is part of the City.

**VII. PLATS:**

**1. P18-015 MATEO ACRES SUBDIVISION PHASE 1, PRELIMINARY PLAT**

A plan for a four lot subdivision containing approximately 2.13 acres of land located east of the southeast intersection of County Road 314 and County Road 313. The property is currently in the ETJ. The purpose of the plat is to plan for four lots.

**2. F18-119 MATEO ACRES SUBDIVISION PHASE 1, FINAL PLAT**

A four lot subdivision containing approximately 2.13 acres of land located east of the southeast intersection of County Road 314 and County Road 313. The property is currently in the ETJ. The purpose of the plat is to create four lots.

**3. P18-016 OAK HURST ESTATES, PRELIMINARY PLAT**

A plan for a 21 lot subdivision containing approximately 94.89 acres of land located north of the northwest intersection of Old Jacksonville Highway and County Road 152. The property is currently in the ETJ. The purpose of the plat is to plan for 21 lots.

**VIII. Adjourn**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2019, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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