

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, October 4, 2016  
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 September 6, 2016**

#### **V. TABLED ITEMS:**

##### **1. F06-16-073 Oak Creek Unit 3, Final Plat**

A 49 lot subdivision containing approximately 13.25 acres of land located west of the southwest intersection of Turtle Creek Lane and Oak Creek Boulevard. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 49 lots.

#### **VI. ZONING:**

##### **1. Z16-012 HOWARD DICKERSON (5102 OLD JACKSONVILLE HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from "C-1" Light Commercial District to "R-1A", Single-Family Residential District on a 0.44 acre tract of land known as Tract 45B located north of the northeast corner of Rice Road and Old Jacksonville Highway (5102 Old Jacksonville Highway). The applicant is requesting the zone change in order to bring the property into conformance with its use as a residence.

**2. PD16-014 BD2 INVESTMENTS (2902 EAST FRONT STREET)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial District site plan amendment on Lot 3 of NCB 1402, one lot containing approximately 4.02 acres of land located east of the northeast intersection of East Front Street and South Southeast Loop 323 (2902 East Front Street). The applicant is requesting the site plan amendment in order to add a building to the north side of the property.

**3. PD16-012 ESTATE OF RUBY MCCLENNY KIRBY (8406 CAMBRIDGE ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on a 1.87 acre tract of land known as Tract 22 located south of the southeast corner of McClenny Drive and Cambridge Road (8406 Cambridge Road). The applicant is requesting the zone change to allow for the development of single-story triplexes and duplexes consisting of 16 total units with a private way.

**4. N16-001 CITY OF TYLER (PORTION OF SUNNYBROOK DRIVE TO OLD SUNNYBROOK DRIVE)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Sunnybrook Drive to Old Sunnybrook Drive on a section of road beginning at the west terminus of West 8<sup>th</sup> Street and continuing south until its terminus into the previous alignment with Sunnybrook Drive. The requested thoroughfare name change is to provide clarity for emergency services.

**5. N16-002 CITY OF TYLER (PORTION OF FRANKSTON HIGHWAY AND SUNNYBROOK DRIVE TO SOUTH VINE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from Frankston Highway and Sunnybrook Drive to South Vine Avenue on a section of road beginning at the west terminus of West 7<sup>th</sup> Street and continuing south to the intersection of Frankston Highway, Earl Campbell Parkway, and Sunnybrook Drive. The requested thoroughfare name change is to provide clarity for emergency services.

**6. N16-003 CITY OF TYLER (PORTION OF SOUTH PALACE AVENUE TO OLD PALACE AVENUE)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change from South Palace Avenue to Old Palace Avenue on a section of road beginning at the intersection of West Houston Street and South Palace Avenue west of the five-way intersection of West Houston Street, South Palace Avenue and South Vine Avenue, continuing north until its present terminus. The requested thoroughfare name change is to provide clarity for emergency services.

## **VII. PLATS:**

### **1. P16-005 Flint Canyon Addition, Preliminary Plat**

A plan for a 20 lot subdivision containing approximately 12.03 acres of land located west of the northwest intersection of Farm-to-Market Road 2493 and County Road 148. The property is located in Zone 2 of the ETJ. The purpose of the plat is to plan for 19 lots with a private street.

### **2. F16-026 Flint Canyon Addition, Final Plat**

A 20 lot subdivision containing approximately 12.03 acres of land located west of the northwest intersection of Farm-to-Market Road 2493 and County Road 148. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create 19 lots with a private street. **The applicant is requesting a waiver of escrow in the amount of \$135,601 for street improvements to County Road 148.**

## **VIII. CONSENT PLATS:**

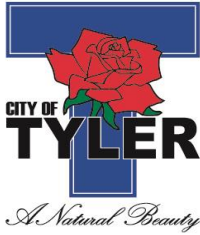
### **1. F16-027 White Tail Hollow Unit 1, Final Plat**

A 12 lot subdivision containing approximately 6.65 acres of land located at the southeast intersection of Farm-to-Market Road 346 and County Road 175. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create 12 lots.

### **2. F16-028 Chapel Woods East Garden Homes Unit 2, Final Plat**

A nine lot subdivision containing approximately 2.98 acres of land located at the north intersection of Old Omen Road and Chapel Quarters. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of this plat is to create nine lots.

## **IX. Recess**



**AGENDA**

**PLANNING AND ZONING COMMISSION**

**WORKSESSION**

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

*Tuesday, October 4, 2016  
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 November 1, 2016.**

**X. TABLED ITEMS:**

- 1. Z08-16-054 ESTATE OF ROYCE WISENBAKER (1.30 ACRE TRACT OF LAND)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PCD”, Planned Commercial District with final site plan on a 1.30 acre portion of Tax Lot 25A of NCB 830, one tract containing approximately 2.15 acres of land located north of the northwest corner of South Broadway Avenue and Fair Lane (a 1.30 acre portion of land). The applicant is requesting the zone change in order to allow for future expansion of the existing office building.

**XI. ZONING:**

- 1. Z16-014 WOMAN’S BUILDING (911 SOUTH BROADWAY AVENUE)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1C”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lot 7A of NCB 279, one lot containing approximately 0.60 acres of land located at the southwest intersection of West Dobbs Street and South Broadway Avenue (911 South Broadway Avenue). The applicant is requesting the zone change to allow for the building to be used as an office.

**2. Z16-020 BRYAN FORMAN (117 EAST HOUSTON STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “AR”, Adaptive Reuse District on Lot 23C of NCB 168, one lot containing approximately 0.17 acres of land located east of the southeast intersection of South Broadway Avenue and East Houston Street (117 East Houston Street). The applicant is requesting the zone change to allow for a professional office as well as a residential use.

**3. S16-002 REALTY INCOME PROPERTIES 25, LLC (2025 SOUTH SOUTHWEST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending approval of a Special Use Permit on Lot 4A of NCB 1545C, one lot containing approximately 12.22 acres of land located at the southwest intersection of Earl Campbell Parkway and South Southwest Loop 323 (2025 South Southwest Loop 323). The applicant is requesting the Special Use Permit to allow for a cellular antenna to be mounted to the exterior of the building.

**4. A16-001 CENTENNIAL PROJECT LLC (CENTENNIAL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 19.01 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Kit Carson Trail and Centennial Parkway. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of the City Council District #6.
- D. The Future Land Use Guide to reflect Townhouse/Garden Apartment.
- E. Original zoning of 11.70 acres of “PMF”, Planned Multi-Family Residential District and 7.29 acres of “PXR”, Planned Mixed Residential District.

**5. PD16-013 SUNSET ENTERPRISES, INC (5113 TIMBER CREEK DRIVE)**

Request that the Planning and Zoning Commission consider recommending a “POD”, Planned Office District site plan amendment on Lot 21 of NCB 1474, one lot containing approximately 5.76 acres of land located south of the southwest corner of Timber Creek Drive and Shiloh Road (5113 Timber Creek Drive). The applicant is requesting the site plan amendment to revise the layout from a recreation center to a school campus.

**6. Z16-015 GUILLERMO GOMEZ (2007 ROY STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “R-1A”, Single-Family Residential District on a portion of Lot 2 of NCB 835Y, one lot containing approximately 0.51 acres of land located at the northeast intersection of Barnes Street and Roy Street (2007 Roy Street). The applicant is requesting the zone change to allow for the construction of a single-family home.

**7. Z16-016 TYLER BLUE RIDGE, LLC (1951 BLUE MOUNTAIN BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District and “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on portions of Tract 5F, one tract of land containing approximately 12.75 acres of land located east of the intersection of Blue Mountain Boulevard and West Cumberland Road (1951 Blue Mountain Boulevard). The

applicant is requesting the zone change to allow for commercial development along West Cumberland Road.

**8. Z16-018 TYLER BLUE RIDGE, LLC (2035 BLUE MOUNTAIN BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “C-1”, Light Commercial District on Lot 5 of NCB 1137Q, one lot containing approximately 2.68 acres of land located north of the northeast intersection of Blue Mountain Boulevard and West Cumberland Road (2035 Blue Mountain Boulevard). The applicant is requesting the zone change to allow for commercial development along West Cumberland Road.

**9. Z16-019 TYLER BLUE RIDGE, LLC (804 WEST CUMBERLAND ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on a 10.78 acre portion of a tract of land totaling approximately 109.28 acres of land located east of the southeast corner of Cherryhill Drive and West Cumberland Road (804 West Cumberland Road). The applicant is requesting the zone change to allow for the commercial development along West Cumberland Road.

**XII. PLATS:**

**1. F16-034 Hadley Court at Oak Hollow, Fourth Amendment**

A one lot subdivision containing approximately 0.30 acres of land located east of the southeast intersection of Princedale and Knights Court. The property is currently zoned “PUR”, Planned-Unit Residential District. The purpose of the plat is to combine two lots into one.

**2. F16-036 The Brooks at Cumberland Park Phase 4, Final Plat**

A 23 lot subdivision containing approximately 16.80 acres of land located west of the southwest intersection of Stonebank Crossing and Quiet Water. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of this plat is to create 23 lots.

**3. F16-038 Magnolia Park Addition, Final Plat**

A nine lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create eight lots with a private street.

**4. F16-041 Dawson Hill Addition, Third Amendment**

A one lot subdivision containing approximately 3.12 acres of land located east of the southeast intersection of Dawson Street and Clinic Drive. The property is currently zoned “INT”, Institutional District and “C-1”, Light Commercial District. The purpose of the plat is to combine 12 lots into one.

**5. F16-042 Dawson Hill Addition, Fourth Amendment**

A one lot division containing approximately 15.09 acres of land located at the southeast intersection of South Beckham Avenue and East Houston Street. The property is currently zoned “INT”, Institutional District. The purpose of the plat is to combine two lots into one.

**6. P16-008 Magnolia Park Addition, Preliminary Plat**

A plan for a 16 lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is located in Zone 2 of the ETJ. The purpose of the plat is to plan for 16 lots with a private street.

**7. P16-009 Wellington Place Addition, Preliminary Plat**

A 206 lot subdivision containing approximately 75.97 acres of land located at the northeast intersection of Wellington Place Boulevard and State Highway 64. The property is currently located in Zone 2 of the ETJ. The purpose of the plat is to update the existing preliminary plat to add 89 lots.

**8. F16-043 Wellington Place Unit 5, Final Plat**

A 27 lot subdivision containing approximately 7.19 acres of land north of the northeast intersection of Princess Place and Wellington Place Boulevard. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create 27 lots.

**9. F16-039 The Tennis Homes at Oak Creek, Final Plat**

A nine lot subdivision containing approximately ten acres of land located at the northeast intersection of Club Drive and Oak Creek Boulevard. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create nine lots.

**10. P16-006 Crown Point Estates, Preliminary Plat**

A plan for a 16 lot subdivision containing approximately 15.81 acres of land located west of the northwest intersection of County Road 167 and Lafourche Drive. The property is located in the Zone 2 of ETJ. The purpose of the plat is to plan for 16 lots.

**11. F16-033 Robertson Automotive Addition, Final Plat**

A three lot subdivision containing approximately 7.81 acres of land located at the southwest intersection of West Way Street and State Highway 155 South. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create three lots.

**12. F16-035 Oak Manor at Oak Hollow, Second Amendment**

A five lot subdivision containing approximately 9.79 acres of land located south of the southeast intersection of Dueling Oaks and Old Jacksonville Highway. The property is currently zoned "C-1", Light Commercial District. The purpose of this plat is to subdivide Lot 32A into four lots and to revise the private way.

**13. F16-037 Garden Valley Road Addition, Final Plat**

A two lot subdivision containing approximately 6.12 acres of land located at the southeast intersection of Van Highway and North Northwest Loop 323. The property is currently zoned "M-1", Light Industrial District and "R-MF", Multi-Family Residential District. The purpose of the plat is to create two lots.

**14. F16-031 Harwood East Fifth Street Addition, Final Plat**

A one lot subdivision containing approximately 1.67 acres of land located at the northwest intersection of East Fifth Street and Gish Lane. The property is zoned "C-1", Light Commercial District. The purpose of the plat is to create one lot.

**15. F16-032 R.M. McLaughlin's Subdivision, First Amendment**

A two lot subdivision containing approximately 1.43 acres of land located at the northwest intersection of South Sneed Avenue and Old Troup Highway. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to relocate lot lines.

**16. F16-040 Cagle Place Addition, Final Plat**

A two lot subdivision containing approximately 3.41 acres of land located east of the southeast intersection of Henderson Highway and County Road 214. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create two lots.

**XIII. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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