



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, November 1, 2016
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 October 4, 2016

V. ZONING:

1. 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, “PMF”, Planned Multi-Family Residential District, “RPO”, Restricted Professional Office District and “PCD”, Planned Commercial Development 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.

2. 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.

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

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 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.

4. 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 a portion of the building to be used as an office.

5. 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.

6. 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.

7. C16-002 CHRISTUS TRINITY MOTHER FRANCES HOSPITALS (ALLEY CLOSURE)

Request that the Planning and Zoning Commission consider recommending the closure of a 15 foot right-of-way (alley) with the north side adjacent to Lots 1B, 2, 13A, and 14A of NBC 72. The east side of the right-of-way is adjacent Lot 9A of NCB 72. The south side of the right-of-way is adjacent to Lots 5, 6, 11, and 10 of NCB 72 and the west side is adjacent to South Beckham Avenue. The purpose of the closure is to allow for a replat of the existing parking lot.

8. 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.

9. Z16-015 GUILLERMO GOMEZ (2007 ROY STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MH”, Manufactured Home 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.

VI. PLATS:

1. 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.

2. 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. **The applicant is requesting a waiver of escrow for street improvements to County Road 185.**

3. 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.

4. F16-046 Barron Estates, Final Plat

A six lot subdivision containing approximately 48.14 acres of land located southeast of the southeast intersection of U.S. Highway 69 and County Road 3271. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to reconfigure lot lines for future sale of property.

5. 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 State Highway 64 East and County Road 214. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create two lots.

6. 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.

7. F08-16-093 The Smoot Addition, First Amendment

A two lot subdivision containing approximately 1.02 acres of land located in the intersection of County Road 384 and County Road 3183. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to add a lot to the subdivision and also to eliminate and relocate a lot line.

VII. CONSENT PLATS:

1. 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.

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. 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.

4. 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.

5. 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 Zone 2 of the ETJ. The purpose of the plat is to plan for 16 lots.

6. F16-044 Elk River Addition Unit 3, Final Plat

A 21 lot subdivision containing approximately 15.13 acres of land located at the northeast intersection of Cherryhill Drive and Elk River Road. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 21 lots.

VIII. Adjourn

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.
