



# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, August 2, 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 July 5, 2016**

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

- 1. Z07-16-045 CHAPEL WOODS DEVELOPMENT, LTD (3929 OLD OMEN ROAD)**  
Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Residential District on an approximately 2.72 acre tract of land located at the northeast intersection of Old Omen Road and Chapel Quarters (3929 Old Omen Road). The applicant is requesting the zone change for the development of single-family homes.

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

- 1. ZA08-16-004 UNIFIED DEVELOPMENT CODE (BIANNUAL UPDATES)**  
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 relating to use regulations, subdivision design and improvements, development standards, streets and thoroughfares, environmental regulations, and administration and enforcement.

**2. S08-16-012 CENIKOR FOUNDATION (1827 WEST GENTRY PARKWAY)**

Request that the Planning and Zoning Commission consider recommending renewal of a Special Use Permit for a substance abuse treatment facility on Lot 72A of NCB 669, one lot containing approximately 1.05 acres of land located east of the northeast intersection of Wolford Avenue and West Gentry Parkway (1827 West Gentry Parkway).

**3. Z08-16-052 CAMP FORD HISTORICAL ASSOCIATION, INC (6501 U.S. HIGHWAY 271)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “C-2”, General Commercial District on Lots 11, 12, and 13 and Tract 23 containing approximately 2.47 acres of land located east of the northeast intersection of Mary Ann Street and U.S. Highway 271 (6501 U.S. Highway 271). The applicant is requesting the zone change in order to store materials outdoors.

**4. Z08-16-053 JSBS HOLDINGS LLC (1008 WHITESIDE ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1A”, Single-Family Residential District on a tract of land containing approximately 1.50 acres of land located south of the southeast intersection of Bellwood Road and Whiteside Road (1008 Whiteside Road). The applicant is requesting the zone change in order to construct a single-family home.

**5. Z08-16-058 RESPONSIVE EDUCATION SOLUTIONS (3405 EAST GRANDE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “INT”, Institutional District on Lot 12 of NCB 1555-F, one lot containing approximately 21.77 acres of land located west of the southwest intersection of Sydney Road and East Grande Boulevard (3405 East Grande Boulevard). The applicant is requesting the zone change to allow for the development of a charter elementary, middle, and high school campus.

**6. 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 “RPO”, Restricted Professional Office District on Tax Lot 25A of NCB 830, one tract containing approximately 2.15 acres of land located south of the southwest intersection of Wilma Street and South Broadway Avenue (a 1.30 acre portion of land). The applicant is requesting the zone change in order to allow for redevelopment of an existing office building and the expansion of the parking lot.

**7. Z08-16-057 TOM DRASCHIL (815 AND 817 QUEEN STREET)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1B”, Single-Family Residential District on Lots 22 and 23 of NCB 388, two lots containing approximately 1.50 acres of land located east of the northeast intersection of Palace Avenue and Queen Street. The applicant is requesting the zone change in order to construct single-family homes.

**8. Z08-16-055 TYLER BLUE RIDGE (1603 ELK RIVER ROAD)**

Request that the Planning and Zoning Commission consider recommending a zone change from “AG”, Agricultural District to “R-1A”, Single-Family Residential District on Lot 1 of NCB 1539M, one tract containing approximately 8.09 acres of land located at the northeast intersection of Cherry Hill Drive and Elk River Road (1603 Elk River Road). The applicant is requesting the zone change to allow for the development of single-family homes.

**VII. PLATS:**

**1. P08-16-008 White Tail Hollow, Preliminary Plat**

An 85 lot subdivision containing approximately 59.44 acres of land located south of the intersection of Farm-to-Market 346 and County Road 175. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 85 lot residential subdivision.

**2. F08-16-094 Country Club Estates, Seventh Amendment**

A two lot subdivision containing approximately 0.28 acres of land located north of the northwest intersection of Pine Street and Vaughn Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to combine four lots into two. **The applicant is requesting a waiver of escrow in the amount of \$268 for street improvements to Vaughn Avenue.**

**3. 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.

**VIII. 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.

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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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