

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, June 5, 2018
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 May 1, 2018**
- V. ZONING:**
 - 1. A18-002 SCOTT ZHORNE (11.59 ACRE TRACT)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 11.59 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located southeast of the U.S. Highway 69 and Interstate 20 interchange. Also consider recommending:

 - A. The new boundary of the City Limits.
 - B. The new boundary of the City Council District #3.
 - C. Amendment of the Future Land Use Guide to reflect General Commercial.
 - D. Establishment of original zoning of 11.59 acres of "C-2", General Commercial District.
 - 2. N18-002 CITY OF TYLER (PORTION OF SKIDMORE LANE TO CENTENNIAL PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a thoroughfare name change for an approximately 535 foot portion of Skidmore Lane to Centennial Parkway approximately 130 feet east of the intersection of Deerfield Drive and Skidmore Lane and terminating at Paluxy Drive. The purpose of the name change is to provide clarity following a realignment of Skidmore Lane.

3. Z18-023 CALVARY ASSEMBLY OF GOD (1723 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-1”, Light Commercial District on approximately 0.85 acres of land located east of the southeast intersection of East Front Street and Palmer Avenue (1723 East Front Street). The applicant is requesting the zone change to allow development standards more appropriate for the existing institutional use.

4. Z18-024 RUSSELL COOK (4705 OLD BULLARD ROAD)

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 a portion of Tax Lot 12 of NCB 12920 containing approximately 0.59 acres of land located north of the northwest intersection of Old Bullard Road and Timberwilde Drive (4705 Old Bullard Road). The applicant is requesting the zone change in order to market the property for development of a beauty salon.

5. Z18-021 JOSE SAUCEDO (910 NELL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 30A of NCB 319, southwestern section of one lot containing approximately 0.16 acres of land located at the southeastern intersection of Nell Avenue and West Dobbs Street (910 Nell Avenue). The applicant is requesting the zone change for future expansion of the parking lot.

6. Z18-022 JOSE SAUCEDO (804, 910 AND 917 NELL AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Attached and Detached Residential District on Lot 30A of NCB 319, northwestern section of one lot containing approximately 0.38 acres of land located at the southeastern intersection of Nell Avenue and West Dobbs Street (804, 910 and 917 Nell Avenue). The applicant is requesting the zone change in order to develop three detached single-family homes.

VI. PLATS:

1. F18-012 TOBE WALTON SUBDIVISION, SECOND AMENDMENT

A five lot subdivision containing approximately 1.06 acres of land located at the southeast intersection of Barnes Street and Foster Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into five lots.

2. F18-041 TOBE WALTON SUBDIVISION, THIRD AMENDMENT

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Walker Street and Walton Road. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

VII. CONSENT AGENDA:

1. P18-004 THE CROSSING, PRELIMINARY PLAT

A plan for a 52 lot subdivision containing approximately 169.3 acres of land located at the southeast intersection of Three Lakes Parkway and Old Noonday Road. The property is currently split zoned "R-1B", Single-Family Residential District and "PUR", Planned Unit Residential District and "R-1D", Single-Family Attached and Detached Residential District and "C-1", Light Commercial District and "RPO", Restricted Professional Office District. The purpose of the plat is to amend the preliminary plat to change a private way to shared access easement, rearrange lots and revise connection points.

2. F18-050 COUNTRY CLUB ESTATES, TENTH AMENDMENT

A one lot subdivision containing approximately 0.22 acres of land located south of the southeast intersection of Vaughn Avenue and Pine Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to combine three lots into one lot.

3. F18-023 GRANDE COMMONS, UNIT 2

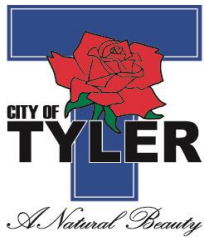
A two lot subdivision containing approximately 3.64 acres of land located south of the southeast intersection of Crow Road and Old Jacksonville Highway. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to subdivide one lot into two lots.

VIII. Recess

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2018, 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 _____, 2018, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, June 5, 2018
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 July 3, 2018.

IX. ZONING:

1. C18-003 CLINT JAMES (UNIMPROVED PORTION OF TIMBERWILDE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of Timberwilde Drive. The west side and east side of the right-of-way is adjacent to Timberwilde Drive. The north side is adjacent to Lot 1A of NCB 999R. The south side is adjacent to Lot 23B of NCB 999N. The applicant is requesting the closure in order to replat a portion of right-of-way into the property in the south.

2. C18-004 HILAND DAIRY FOODS COMPANY LLC (IMPROVED PORTION OF EAST LOCUST STREET)

Request that the Planning and Zoning Commission consider recommending the closure of a paved portion of East Locust Street. The north side of the right-of-way is adjacent to Lots 5, 6 and 8 of NCB 137. The south side of the right-of-way is adjacent to Lot 10 of NCB 136. The west side and east side of the right-of-way is adjacent to East Locust Street. The applicant is requesting the closure in order to replat the right-of-way to combine the properties to the north and south for expansion of Hiland Dairy Foods plant.

3. PD18-012 KALEO REALTY (1915 AND 1925 LINDBERGH DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “PMF”, Planned Multi-Family Residential District with final site plan on Lots 7 and 8 of NCB 1092B, two lots totaling approximately 1.08 acres of land located east of the southeast intersection of Southpark Drive and Lindbergh Drive (1915 and 1925 Lindbergh Drive). The applicant is requesting the zone change in order to develop nine condo style single-family residential units.

4. PD18-013 WERNER TAYLOR & WERNER LLC (9.75 ACRE PORTION OF A TRACT)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on a 9.75 acre portion of Tract 5, one tract containing approximately 31.06 acres of land located at the southeast intersection of Old Noonday Road and Taylor Road (9.75 acre portion of a tract). The applicant is requesting the zone change to allow for the development of an assisted living and independent living complex.

5. Z18-025 JUAN CARLOS (1000 NORTH FANNIN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on Lot 13 of NCB 216D, one lot containing approximately 0.18 acres of land located at the northwest intersection of North Fannin Avenue and East Gentry Parkway (1000 North Fannin Avenue). The applicant is requesting the zone change in order to build two single-family units.

6. Z18-026 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (1628 AND 1632 WOODLAND HILLS DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-2”, General Commercial District on Lots 1A and 2 of NCB 900L, two lots containing approximately 0.38 acres of land located at the southeast intersection of Old Jacksonville Highway and Woodlands Hills Drive (1628 and 1632 Woodland Hills Drive). The applicant is requesting the zone change to allow the expansion of Classic Mercedes.

7. Z18-027 MARIA OLIVO (507 EAST 5TH STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “C-1”, Light Commercial District on Lot 2 of NCB 273H, one lot containing approximately 0.22 acres of land located east of the southeast intersection of South Wall Avenue and East Fifth Street (507 East Fifth Street). The applicant is requesting the zone change to allow for bookkeeping and income tax preparation office.

X. PLATS:

1. F18-060 MEADOWLARK ESTATES, FINAL PLAT

A seven lot subdivision containing approximately 6.99 acres of land located south of the southwest intersection of Old Bullard Road and Cooks Crossing. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one tract into seven lots.

2. F18-061 CLASSIC MERCEDES ADDITION, FINAL PLAT

A one lot subdivision containing approximately 3.04 acres of land located at the northeast intersection of Professional Drive and Old Jacksonville Highway. The property is currently split-zoned “R-1A”, Single-Family Residential District and “PCD”, Planned Commercial District. The purpose of the plat is to combine four lots into one lot.

3. F18-062 ST. LOUIS HEIGHTS, FIRST AMENDMENT

A five lot subdivision containing approximately 0.88 acres of land located at the northeast intersection of Madison Street and Buddle Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create five lots.

4. F18-063 NORTH LAKE ESTATES AT THE CROSSING, FINAL PLAT

A 14 lot subdivision containing approximately 7.86 acres of land located south of the northwest intersection of Northlake Drive and Crosslake Boulevard. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create 14 lots.

5. F18-064 WELLINGTON PLACE UNIT 8, FINAL PLAT

A 42 lot subdivision containing approximately 13.78 acres of land located north of the northwest intersection of Wellington Place Boulevard and Duke Place. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 42 lots with streets.

6. F18-065 JACK WALDIE AND W.E SWORD ADDITIONS, FIRST AMENDMENT

An eight lot subdivision containing approximately 35.50 acres of land located west of the intersection of South Broadway Avenue and Robert E. Lee Drive. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to create eight lots.

XI. Adjourn.

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