

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, February 2, 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 January 5, 2016

V. TABLED ITEMS:

1. Z12-15-009 RICHARD SEATON (3605 FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-1A”, Single-Family Residential District on Lot 16A of NCB 840F, one lot containing approximately 4.04 acres of land located south of the southwest corner of the intersection of Seaton Street and Frankston Highway. The purpose of the zone change is to allow for construction of a single-family home.

2. F12-15-017 SEATON ADDITION, FINAL PLAT

A two lot subdivision containing approximately 4.04 acres of land located south of the southwest intersection of McCormick Lane and Frankston Highway. The property is currently zoned “C-2”, General Commercial District. The purpose of the plat is to create two lots.

VI. ZONING:

1. Z02-16-015 GENEANNE MASTERS (2737 DONNYBROOK AVENUE)

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 8A of NCB 830, one lot containing approximately 2.03 acres of land located north of the northwest intersection of Dulse Street and Donnybrook Avenue (2737 Donnybrook Avenue). The applicant is requesting the zone change to allow for residential uses as well as light office space.

2. A02-16-001 RAYMOND JOHNSON (16.70 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 16.70 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located west of the southwest intersection of Paluxy Drive and Skidmore Lane. 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 Land Use Guide to reflect Townhouse/Garden Apartment.
- E. Original zoning of 16.70 acres of “PMF”, Planned Multi-Family Residential District.

3. Z02-16-017 DAVRIP DEVELOPMENT, LLC (830 Cambridge Bend, 8416, AND 8420 CAMBRIDGE ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Attached and Detached Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on three tracts of land totaling approximately 4.83 acres of land located east of the intersection of Cambridge Road and Harvard Drive (830 Cambridge Bend, 8416 and 8420 Cambridge Road). The applicant is requesting the zone change to allow for the development of townhomes with shared common areas.

4. Z02-16-014 GLENN DUNCAN (3357 OLD JACKSONVILLE HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District and “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 2 of NCB 900B, one lot containing approximately 0.71 acres of land located southwest of the intersection of Lake Placid Road and Old Jacksonville Highway (3357 Old Jacksonville Highway). The applicant is requesting the zone change to correct the split zoning of the property.

5. Z02-16-016 MARCUS WYNNE (524 AND 530 WEST HARPOLE STREET)

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 Lots 23 and 24 of NCB 434B, two lots containing approximately 0.32 acres of land located at the southeast intersection of Border Avenue and West Harpole Street (524 and 530 West Harpole Street). The applicant is requesting the zone change to allow for the development of townhomes.

VIII. PLATS:

1. F02-16-040 Graham Commercial Subdivision Unit 2, Final Plat

A three lot subdivision containing approximately 12.32 acres of land located southeast of the intersection of Frankston Highway and Old Noonday Road. The property is currently zoned “R-MF”, Multi-Family Residential District and “C-1”, Light Commercial District. The purpose of the plat is to create three lots. **The applicant is requesting a waiver of escrow for required street improvements to Moseley Street in the amount of \$3,451.**

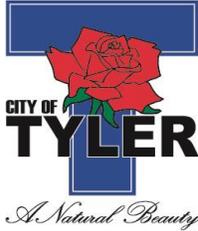
2. F02-16-039 Cross Creek Estates At The Crossing, Final Plat

A six lot subdivision containing approximately 7.83 acres of land located south of the intersection of Crosslake and Crosslake Boulevard. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create six lots.

3. F12-15-019 Forest Lakes Hills Subdivision Section III, First Amendment

A two lot subdivision containing approximately 2.50 acres of land located south of the southeast intersection of Forest Hills Drive and Eastside Road. The property is located in Zone 2 of the ETJ. The purpose of the plat is to subdivide one lot into two.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, February 2, 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 March 1, 2016.

X. ZONING:

1. Z03-16-018 JAMIE BORING (802 CHIMNEY ROCK ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PUR”, Planned Unit Residential District on a 6.00 acre portion of Lot 5 of NCB 14, one lot containing approximately 14.50 acres of land located west of the intersection of Chimney Rock Road and Woodglen Drive (802 Chimney Rock Road). The applicant is requesting the zone change to develop a 28 lot residential subdivision.

2. Z03-16-019 D’ANGELO HOLDINGS, LLC (120 SOUTH CENTER AVENUE AND 119 ADAMS AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “DBAC”, Downtown Business Arts and Culture District on Lots 24A of NCB 41 and Lot 30 of NCB 41, two lots containing approximately 0.27 acres of land located east of the intersection of South Center Avenue and East Elm Street (120 South Center Avenue and 119 Adams Avenue). The applicant is requesting the zone change to allow for commercial office use and a minor food truck park.

- 3. Z03-16-021 MCK CONSTRUCTION, LLC (8275 AND 8291 CAMBRIDGE ROAD)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “PXR”, Planned Mixed Residential District with final site plan on Lot 10E of NCB 1526-A, one lot containing approximately 4.77 acres of land located northwest of the intersection of Oakway Drive and Cambridge Road (8275 and 8291 Cambridge Road). The applicant is requesting the zone change to allow for a 25 unit residential development.
- 4. Z03-16-020 FAB & INA, LLC (1821 EAST SOUTHEAST LOOP 323)**
Request that the Planning and Zoning Commission consider recommending approval of a “PCD”, Planned Commercial Development District site plan amendment on Lot 13B of NCB 1092, one lot containing approximately 0.69 acres of land located east of the southeast intersection of East Southeast Loop 323 and Paluxy Drive. The applicant is requesting the site plan amendment for the development of a commercial retail development.

XI. PLATS:

- 1. P03-16-002 Chimney Creek Unit 5 and Copper Creek, Preliminary Plat**
A plan for a 36 lot subdivision containing approximately 14.49 acres of land located west of the intersection of Old Bullard Road and Chimney Rock Drive. The property is currently zoned “R-1A, Single-Family Residential District. The purpose of the plat is to plan for a 36 lot residential subdivision.
- 2. P03-16-003 Bridle Ridge, Preliminary Plat**
A 45 lot subdivision containing approximately 139.45 acres of land located southeast of the intersection of Marsh Farm Road and State Highway 69. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 45 lot residential subdivision.
- 3. F03-16-045 Bridle Ridge Unit 1, Final Plat**
A 12 lot subdivision containing approximately 21.20 acres of land located north of the northeast intersection of County Road 122 and Vanderbilt. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 12 lots.
- 4. F03-16-046 Hill-Crest Subdivision, First Amendment**
A one lot subdivision containing approximately 0.31 acres of land located east of the northeast intersection of Houston Street and Palmer Avenue. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.
- 5. F03-16-047 Carmax Addition, Final Plat**
A one lot subdivision containing approximately 6.61 acres of land located northwest of the intersection of Spur 364 and South Southwest Loop 323. The property is currently zoned “M-1”, Light Industrial District. The purpose of the plat is to create one lot.
- 6. F03-16-048 Stoneleigh Addition Unit 1, Fifth Amendment**
A three lot subdivision containing approximately 3.12 acres of land located northwest of the intersection of West Grande Boulevard and Hollytree Drive. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create three lots.

7. F03-16-049 Tyler South Commercial Park Units 1 & 2, First Amendment

A one lot subdivision containing approximately 7.33 acres of land located northwest of the intersection of Star Road and State Highway 110. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to combine five lots into one.

8. F03-16-050 The Crossing Town Center Unit 4, Final Plat

A four lot subdivision containing approximately 1.14 acres of land located northeast of the intersection of Cross Road and Crosswater. The property is currently zoned "C-1", Light Commercial District. The purpose of the plat is to create four lots.

XII. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 201_, 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 _____, 201_, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
