



**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, March 15, 2016  
1:00 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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**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 April 5, 2016.**

**I. TABLED ITEMS:**

**1. Z03-16-021 MCK CONSTRUCTION, LLC (8300 CAMBRIDGE 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 with final site plan on Lot 10E of NCB 1526A, one lot containing approximately 4.77 acres of land located west of the intersection of Cambridge Road and Jeff Davis Drive (8300 Cambridge Road). The applicant is requesting the zone change to allow for development of a single-family residential subdivision.

**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 Future Land Use Guide to reflect Townhouse/Garden Apartment.
- E. Original zoning of 16.70 acres of “PUR”, Planned Unit Residential District with final site plan and “PMF”, Planned Multi-Family Residential District with final site plan.

**3. 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.

**II. ZONING:**

**1. A02-16-001 MIKE YOUNG (0.423 ACRE TRACT OF LAND)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 0.423 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Highway 31 and Bellwood Lake Drive. 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 #3.
- D. The Future Land Use Guide to reflect Multi-Family.
- E. Original zoning of 0.423 acres of “R-MF”, Multi-Family Residential District.

**2. Z04-16-028 WERNER-TAYLOR LAND & DEVELOPMENT, LLC (CROSSLAKE BOULEVARD AND CROSSWATER)**

Request that the Planning and Zoning Commission consider recommending approval of a “PUR”, Planned Unit Residential District final site plan on an approximately 5.00 acre tract of land located northeast of the intersection of Crosslake Boulevard and Crosswater. The applicant is requesting the site plan for the development of garden homes with private streets.

**3. Z04-16-031 WACO DOUBLE J LLC (3615 VAN HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “C-1”, Light Commercial District to “R-1D”, Single-Family Detached and Attached Residential District on a 2.80 acre portion of a tract of land located north of the northeast intersection of Highway 110 North and County Road 427 (3615 Van Highway). The applicant is requesting the zone change to allow for the expansion of a single-family attached development.

**4. Z04-16-023 TRINITY MOTHER FRANCES (527 SOUTH FLEISHEL AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “RPO”, Restricted Professional Office District, to “INT”, Institutional District on Lots 1A and 13 of NCB 253, two lots containing approximately 0.57 acres of land located northwest of the intersection of South Fleishel Avenue and East Houston Street (527 and 521 South Fleishel Avenue). The applicant is requesting the zone change to construct a stand-alone parking lot to serve Trinity Mother Frances Hospital.

**5. Z04-16-024 SOPHIE SMITH (2423 HUGHEY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Residential Multifamily District to “R-1B”, Single-Family Residential District on Lot 9 of NCB 840, one lot containing approximately 0.30 acres of land located southwest of the intersection of Hughey Drive and Old Noonday Road (2423 Hughey Drive). The applicant is requesting the zone change to bring the current single-family use into conformance with the Unified Development Code.

**6. Z04-16-025 LOUVENIA TIMMONS (416 NORTH GRAND AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Residential Multifamily District to “R-1B”, Single-Family Residential District on Lot 7 of NCB 345, one lot containing approximately 0.09 acres of land located southwest of the intersection of West Oakwood Street and North Grand Avenue (416 North Grand Avenue). The applicant is requesting the zone change to bring the current single-family use into conformance with the Unified Development Code.

**7. Z04-16-032 TERESA CAMPBELL (713 SOUTH BENNET AVENUE)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Residential Detached and Attached District on Lot 4 of NCB 10, one lot containing approximately 0.16 acres of land located southwest of the intersection of Bellwood Road and Bennet Avenue (713 South Bennet Avenue). The applicant is requesting the zone change to bring the current single-family use into conformance with the Unified Development Code.

**8. Z04-16-026 LAXMI OF LONGVIEW LLC (3205 GE DRIVE)**

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 Lot 20F of NCB 1082, one lot containing approximately 1.13 acres of land located west of the southwest intersection of Old Troup Highway and East Southeast Loop 323 (3205 GE Drive). The applicant is requesting the zone change to allow for the development of a four-story motel.

**9. Z04-16-033 CITY OF TYLER (201, 207, 209, 210, 213, 217, AND 310 OAKWOOD STREET)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “M-1”, Light Industrial District and “M-2”, General Industrial District to “DBAC”, Downtown Business, Arts, and Culture District on Lots 21, 12, 13, 16, and 17 of NCB 33, Lot 6A of NCB 102B, and Lot 7A of NCB 60, seven lots containing approximately 1.81 acres located east of the intersection of East Oakwood Street and North Spring Avenue (201, 207, 209, 210, 213, 217, and 310 Oakwood Street). The applicant is requesting the zone change to further promote the downtown chapter of the Tyler 1<sup>st</sup> Comprehensive Master Plan.

**10. S04-16-005 MARICELA GARCIA (1701 SOUTHPOINT DRIVE)**

Request that the Planning and Zoning Commission consider recommending approval of a Special Use Permit on Lot 7 of NCB 658C, one lot containing approximately 0.25 acres of land located north of the northwest intersection of Skyline Street and Southpoint Drive (1701 Southpoint Drive). The applicant is requesting the Special Use Permit to allow for the installation of a front yard fence.

**11. Z04-16-027 TYLER SOUTH COMMERCIAL PARK, LP (3219 EAST GRANDE BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “AG”, Agricultural District to “INT”, Institutional District on a tract of land containing approximately 5.10 acres of land located east of the intersection of East Grande Boulevard and Rhones Quarter Road (3219 East Grande Boulevard). The applicant is requesting the zone change to allow for the construction of a 96-bed skilled nursing facility.

**12. Z04-16-029 NOLAN MANZIEL (4301 WATSON STREET)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “C-2”, General Commercial District and “M-1”, Light Industrial District to “C-2”, General Commercial District on Lot 14 of NCB 836-W and seven tracts of land totaling approximately 39.15 acres of land located at the southeast intersection of West Southwest Loop 323 and Highway 155. The applicant is requesting the zone change to remove split zoning of the property.

**13. Z04-16-030 RETAIL BUILDING, INC (3421 OLD JACKSONVILLE HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending approval of a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on a 1.89 portion of Lot 3A of NCB 900B, one lot containing approximately 7.49 acres of land located southwest of the intersection of Lake Placid Road and Old Jacksonville Highway (3421 Old Jacksonville Highway). The purpose of this zone change is to allow for a restaurant.

**III. PLATS:**

**1. F04-16-055 Lakeview Estates, First Amendment**

A two lot subdivision containing approximately 1.04 acres of land located west of the intersection of Lakeview Circle and Peninsula Road. The properties are located in Zone 2 of the ETJ. The purpose of the plat is to move a lot line away from an existing mobile home.

**2. F04-16-056 Oak Manor at Oak Hollow, Final Plat**

A one lot subdivision containing approximately 8.53 acres of land located southeast of the intersection of Dueling Oaks Drive and Old Jacksonville Highway. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create one lot.

**3. F04-16-057 Tyler Christian Fellowship Addition, Final Plat**

A two lot subdivision containing approximately 7.49 acres of land located northeast of the intersection of South Vine Avenue and Old Jacksonville Highway. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create two lots.

**4. F04-16-058 Tyler South Commercial Park Unit 3, Final Plat**

A one lot subdivision containing approximately 21.77 acres of land located southwest of the intersection of East Grande Boulevard and Sydney Road. The property is currently zoned “AG”, Agricultural District. The purpose of this plat is to create one lot.

**5. F04-16-061 Running Meadows North, First Amendment**

A one lot subdivision containing approximately .30 acres of land located northwest of the intersection of Farm-to-Market Road 2868 and Gainsway Drive. The property is located in Zone 2 of the ETJ. The purpose of the plat is to add a drainage easement to cover the existing storm sewer at the request of the County.

**6. F04-16-059 Oak Hill Unit 28, Final Plat**

A one lot subdivision containing approximately 12.36 acres of land located northeast of the intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned “C-1”, Light Commercial District. The purpose of this plat is to create one lot.

**7. F04-16-060 Double Star Addition Unit 1, First Amendment**

A three lot subdivision containing approximately 12.90 acres of land located southeast of the intersection of Roy Road and Rhones Quarter Road. The property is currently zoned "PMF", Planned Multifamily District. The purpose of the plat is to create a private way within an existing lot.

**8. F04-16-064 Noble-Hogue Addition, Final Plat**

A two lot subdivision containing approximately 2.93 acres of land located northeast of the intersection of Highway 64 West and County Road 1138. The property is located in Zone 2 of the ETJ. The purpose of the plat is to subdivide the property into two lots.

**9. F04-16-053 Preston Estates, Final Plat**

A two lot subdivision containing approximately 9.31 acres of land located southeast of the intersection of County Road 328 and County Road 35. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create two lots.

**10. F04-16-054 Cambridge Cove Townhomes, Final Plat**

A one lot subdivision containing approximately 4.99 acres of land located east of the intersection of Cambridge Road and Harvard Drive. The property is currently zoned "PMF", Planned Multi-Family Residential District. The purpose of the plat is to create one lot.

**11. F04-16-062 The Plaza at Cumberland Park Phase 6, First Amendment**

A two lot subdivision containing approximately 14.94 acres of land located southeast of Highway 69 South and Market Square Boulevard. The property is currently zoned "PCD", Planned Commercial District. The purpose of this plat is make a minor adjustment to Settlers Landing right-of-way alignment.

**12. F04-16-063 Double Star Addition, Final Plat**

A one lot subdivision containing approximately 5.02 acres of land located southwest of the intersection of Bellwood Lane Road and Chandler Highway. The property is currently zoned "R-MF", Multi-Family Residential District. The purpose of the plat is to create one lot.

**IV. 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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