

# 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, April 5, 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 March 1, 2016**

#### **V. 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. 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.

## **VI. ZONING:**

### **1. 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 approximately 5.00 acres of land located north of the intersection of Crosslake Boulevard and Crosswater. The applicant is requesting the site plan for the development of garden homes with private streets.

### **2. A02-16-001 MIKE YOUNG (5880 CHANDLER HIGHWAY)**

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 Road. 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 Townhouse/Garden Apartment.
- E. Original zoning of 0.423 acres of “R-MF”, Multi-Family Residential District.

### **3. 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.

### **4. Z04-16-029 SANDERS-PORTER (12303 HIGHWAY 155 SOUTH AND 12349 AND 12371 COUNTY ROAD 192)**

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 four tracts of land totaling approximately 8.16 acres of land located east of the intersection of County Road 192 and Highway 155 (12303 Highway 155 South and 12349 and 12371 County Road 192). The applicants are requesting the zone change for commercial development.

### **5. 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 acre 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 applicant is requesting the zone change to allow for a restaurant.

**6. 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.

**7. 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.

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

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential 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.

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

Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential 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.

**10. 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 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.

**11. 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.

**12. 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 1st Comprehensive Plan.

**13. ZA04-16-003 UNIFIED DEVELOPMENT CODE**

Request that the Planning and Zoning Commission consider recommending an ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by revising the Billboard Registration Fee.

**VII. PLATS:**

**1. 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. **The applicant is requesting a waiver of escrow in the amount of \$75,171 for required street improvements to County Road 35.**

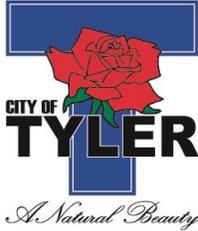
**2. F04-16-054 Cambridge Cove Townhomes, Final Plat**

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.

**3. VP04-16-003 The Woods, Unit 1, Vacating Plat**

Vacation of The Woods, Unit 1, First Amendment recorded in Cabinet B, Slide 312D of the Smith County Public Land Records.

**VIII. Recess**



**REVISED A G E N D A**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, April 5, 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 May 3, 2016.**

**IX. ZONING:**

**1. S05-16-006 BLANCA BARRERA (112 WEST MARTIN LUTHER KING JR. BOULEVARD)**

Request that the Planning and Zoning Commission consider recommending approval of a Special Use Permit on Lots 11 and 12 of NCB 469, two lots containing approximately 0.25 acres of land located east of the southeast intersection of West Martin Luther King Jr. Boulevard and North Broadway Avenue (112 West Martin Luther King Jr. Boulevard). The applicant is requesting the Special Use Permit to allow for the installation of a front yard fence.

**2. Z05-16-034 COLONIAL HILLS BAPTIST CHURCH (7214 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on Lot 11 of NCB 1450, one lot containing approximately 5.02 acres of land located east of the intersection of Mueller Garden Road and South Broadway Avenue (7214 South Broadway Avenue). The applicant is requesting the zone change to allow for the development of a restaurant.

**3. Z05-16-035 SOUTHSIDE STATE BANK (1201 SOUTH BECKHAM AVENUE)**

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District site plan amendment on Lot 2F of NCB 628, one lot containing approximately 2.11 acres of land located at the southwest intersection of East Lake Street and South Beckham Avenue (1201 South Beckham Avenue). The applicant is requesting the site plan amendment to allow for the addition of a fire sprinkler riser room.

**4. Z05-16-036 LINDA MOONEY (1424 EAST SOUTHEAST LOOP 323)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lot 7 of NCB 1032A, one lot containing approximately 0.48 acres of land located northeast of the intersection of Jan Avenue and East Southeast Loop 323 (1424 East Southeast Loop 323). The applicant is requesting the zone change to market the property for residential with light office and retail.

**X. PLATS:**

**1. F05-16-067 Forest Meadows North, Second Amendment**

A fifteen lot subdivision containing approximately 1.717 acres of land located west of the intersection of Letha Court and North Broadway Avenue. The property is currently zoned “R-1D”, Single-Family Attached and Detached District. The purpose of the plat is to adjust the lot lines of the townhomes.

**2. F05-16-068 Tyler Skilled Nursing Facility Real Estate 1, Final Plat**

A one lot subdivision containing approximately 5.10 acres of land located east of the intersection of East Grande Boulevard and Rhones Quarter Road. The property is currently pending a zone change from “AG”, Agricultural District to “INT”, Institutional District. The purpose of the plat is to create one lot.

**XI. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ M., the above revised 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 revised notice of meeting was posted on the front door of the Tyler Development Center.

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