



AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, July 5, 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 June 7, 2016

V. ZONING:

1. S07-16-010 BRIARWOOD GROUP (221 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit to reduce the required distance between a location selling alcohol, a public school, and a church from 300 feet to 50 feet in order to be eligible for a Texas Alcoholic Beverage Commission license to sell alcohol for on-premise consumption on Lots 7C and 18 of NCB 22, two lots containing approximately 0.57 acres of land located south of the southwest intersection of South Broadway Avenue and Elm Street (221 South Broadway Avenue).

2. 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 "PUR", Planned Unit Residential District with final site plan on an approximately 2.72 acre tract of land located at the southeast intersection of Old Omen Road and Chapel Quarters (3929 Old Omen Road). The applicant is requesting the zone change for the development of eight single-family homes with gated access.

3. Z07-16-042 CHAPEL WOODS DEVELOPMENT, LTD (4200 CHAPEL QUARTERS)

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 48.90 acre tract of land located east of the intersection of Old Omen Road and Chapel Quarters (4200 Chapel Quarters). The applicant is requesting the zone change for a single-family development.

4. Z07-16-044 TEXAS SJH HOLDINGS, LTD (8101 SOUTH BROADWAY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “PMXD-1”, Planned Mixed Use District to “C-1”, Light Commercial District on a one acre portion of Lot 40 of NCB 1546, one lot containing approximately 7.02 acres of land located north of the northwest intersection of South Broadway Avenue and West Cumberland Road (8101 South Broadway Avenue). The applicant is requesting the zone change to allow for the construction of a retail building.

5. Z07-16-048 BAMMCO, LLC (2230 WEST GRANDE BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PMXD-1”, Planned Mixed Use District with site narrative on Lot 10 of NCB 1548, one lot containing approximately 1.89 acres of land located east of the southeast intersection of West Grande Boulevard and Old Jacksonville Highway (2230 West Grande Boulevard). The applicant is requesting the zone change to allow for residential uses above retail.

6. Z07-16-049 S&T DEVELOPMENT (2344 DUELING OAKS)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District and “PMXD-1”, Planned Mixed Use District to “C-1”, Light Commercial District on Lot 2B of NCB 1548, one lot containing approximately 4.25 acres of land located east of the southeast intersection of Old Jacksonville Highway and Dueling Oaks (2344 Dueling Oaks). The applicant is requesting the zone change to correct split zoning and allow for retail and office development.

7. Z07-16-043 WILLIAM SMITH (736 SOUTH FANNIN AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “R-MF”, Multi-Family Residential District on Lot 14 of NCB 262A, one lot containing approximately 0.13 acres of land located south of the southeast intersection of Wells Street and South Fannin Avenue (736 South Fannin Avenue). The applicant is requesting the zone change to expand one of the units.

8. Z07-16-038 ED AND MARY HEATH FOUNDATION (3906 AND 3912 MOBLEY LANE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 39 and 40 of NCB 1548H, two lots containing approximately 0.31 acres of land located at the southeast intersection of Haverhill Drive and Mobley Lane (3906 and 3912 Mobley Lane). The applicant is requesting the zone change to allow for single-family attached homes.

9. Z07-16-050 PARKER FIRM PC (3808 OLD JACKSONVILLE HIGHWAY)

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 3 of NCB 900H, one lot containing approximately 0.42 acres of land located south of the southeast intersection of Old Jacksonville Highway and Professional Drive (3808 Old Jacksonville Highway). The applicant is requesting the zone change to be consistent with the zoning of the surrounding properties.

VI. PLATS:

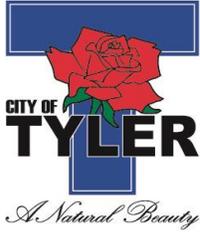
1. F07-16-085 Brixworth, Second Amendment

A five lot subdivision containing approximately 27.08 acres of land located east of the intersection of New Copeland Road and Brixworth Drive. The property is currently zoned “PUR”, Planned Unit Residential District and “R-1A”, Single-Family Residential District. The purpose of the plat is to create one new lot and adjust lot lines.

2. P07-16-007 Centennial Garden Homes, Preliminary Plat

A plan for a 51 lot subdivision containing approximately 19.01 acres of land located south of the intersection of Kit Carson Trail and Centennial Parkway. The purpose of this plat is to plan for 50 residential lots with private access. The property is located in Zone 2 of the Tyler ETJ.

VII. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, July 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 August 2, 2016.

VIII. ZONING:

1. ZA08-16-004 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 amending regulations relating to zoning districts, use regulations, subdivision design and improvements, development standards, environmental regulations, and administration and enforcement.

2. S08-16-011 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. Z08-16-054 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. 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.

5. Z08-16-055 TYLER BLUE RIDGE (1305 ASHLEY CREEK LANE)

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 (1305 Ashley Creek Lane). The applicant is requesting the zone change to allow for the development of single-family homes.

6. 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.

IX. PLATS:

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

A 97 lot subdivision containing approximately 61.50 acres of land located south of the intersection of Farm-to-Market 346 and County Road 186. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for a 97 lot residential subdivision.

2. F08-16-092 Oak Hill Unit 13, Third Amendment

A two lot subdivision containing approximately 0.95 acres of land located west of the southwest intersection of Elkton Trail and Oak Hill Boulevard. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to move a lot line.

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.

4. F08-16-091 Oak Manor at Oak Hollow, First Amendment

A three lot subdivision containing approximately 15.71 acres of land located at the southwest intersection of Dueling Oaks and Old Jacksonville Highway. The property is zoned "PMXD-1", Planned Mixed Use District and "C-1", Light Commercial District. The purpose of the plat is to create three lots.

X. Adjourn.

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.

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.
