



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, November 15, 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.

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 December 6, 2016.

I. TABLED ITEMS:

1. F16-046 Barron Estates, Final Plat

A six lot subdivision containing approximately 48.14 acres of land located southeast of the southeast intersection of State Highway 69 and County Road 3271. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is reconfigure lot lines for future sale of property.

2. F16-040 Cagle Place Addition, Final Plat

A two lot subdivision containing approximately 3.41 acres of land located east of the southeast intersection of Henderson Highway and County Road 214. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create two lots.

3. F16-038 Magnolia Park Addition, Final Plat

A nine lot subdivision containing approximately 17.40 acres of land located east of the northeast intersection of County Road 178 and County Road 185. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create eight lots with a private street. **The applicant is requesting a waiver of escrow for street improvements to County Road 185.**

II. ZONING:

1. PD16-015 TCMJ DEVELOPMENT, LLC (1216 WOODLARK DRIVE)

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 Tax Lots 1, 2A and 26 of NCB 899H, three lots containing approximately 1.70 acres of land located west of the southwest intersection of Woodlark Drive and Cloverdale Drive (1216 Woodlark Drive). The applicant is requesting the zone change to allow for the development of ten single-family homes on individual lots and a 26 foot wide private way.

2. Z16-026 PETER RUTTER (113 RUSK STREET)

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 21 of NCB 177, one lot containing approximately 0.21 acres of land located west of the northwest corner of South Broadway Avenue and Rusk Street (113 Rusk Street). The applicant is requesting the zone change to allow for a mixture of residential and office uses.

3. PD16-016 WERNER TAYLOR AND WERNER LLC (13.27 ACRES OF LAND)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO” to “PUR”, Planned Unit Residential District and a “PUR”, Planned Unit Residential District final site plan on a 13.27 acre portion of land totaling approximately 44.79 acres of land located north of the intersection of Crosslake Boulevard and Timber Trail (13.27 acres of land). The applicant is requesting the zone change to allow for a planned residential development.

4. Z16-023 KEITH GERBER (2001 COLSTON 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 Lot 25F of NCB 1092, one lot containing approximately 0.23 acres of land located west of the southwest corner of Troup Highway and Colston Drive (2001 Colston Drive). The applicant is requesting the zone change to allow for the development of a parking lot for the dental clinic.

5. A16-001 CENTENNIAL PROJECT LLC (CENTENNIAL PARKWAY)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 19.01 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located south of the intersection of Kit Carson Trail and Centennial Parkway. 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 11.70 acres of “PMF”, Planned Multi-Family Residential District and 7.29 acres of “PXR”, Planned Mixed Residential District.

6. Z16-021 TEXAPLEX PROPERTIES, LLC (2626 AND 2660 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “C-2”, General Commercial District on Lot 2B of NCB 929, one lot containing approximately 3.85 acres of land located at the northwest intersection of South Southeast Loop 323 and East Front Street (2626 and 2660 East Front Street). The applicant is requesting the zone change to allow for the development of a grocery store.

7. Z16-024 FAYETTE ST ASSOCIATES LLLP (2804 EAST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “M-1”, Light Industrial District on Lot 4 of NCB 1404, one lot containing approximately 1.74 acres of land located east of the northeast intersection of North Northeast Loop 323 and East Erwin Street (2804 East Erwin Street). The applicant is requesting the zone change to allow for the expansion of the existing light industrial uses.

8. Z16-025 COOPER PLASTERING INC (2726 EAST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “M-1”, Light Industrial District on Lot 3 of NCB 1404, one lot containing approximately 1.50 acres of land located east of the northeast intersection of North Northeast Loop 323 and East Erwin Street (2726 East Erwin Street). The applicant is requesting the zone change to bring the property into conformance with the existing light industrial use.

9. Z16-022 SIMON MUNOZ (111 NORTH BEVERLY AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “R-1B”, Single-Family Residential District on Lot 18A of NCB 120, one lot containing approximately 0.25 acres of land located north of the northwest corner of East Erwin Street and North Beverly Avenue (111 North Beverly Avenue). The applicant is requesting the zone change to allow for the construction of a single-family home.

10. C16-004 PALUXY STORAGE LP (PORTION OF NEW COPELAND ROAD)

Request that the Planning and Zoning Commission consider recommending the closure of a 580 feet portion of New Copeland Road with the north side adjacent to Tract 3A of Abstract A0474 I.L. Hill. The east side of the right-of-way is adjacent to Paluxy Drive. The south and west sides of the right-of-way are adjacent to Lot 1 of the Paluxy Storage Addition. The purpose of the closure is to allow for the remnant right-of-way to be incorporated into the adjacent properties.

III. PLATS:

1. F16-056 The Havens Phase 3, Final Plat

A 19 lot subdivision containing approximately 6.12 acres of land located west of the northwest corner of Havens Trail and Rhones Quarter Road. The property is currently zoned “R-1D”, Detached and Attached Single-Family Residential District and “R-1B”, Single-Family Residential District. The purpose of the plat is to create 19 lots and finish construction of Havens Trail.

2. F16-065 Crown Point Estates, Final Plat

A 16 lot subdivision containing approximately 15.81 acres of land located west of the northwest corner of Lafourche Drive and County Road 167. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create 16 lots with a private street.

3. F16-066 Graemont Addition Unit 3, Final Plat

A three lot subdivision containing approximately 1.03 acres of land located west of the northwest corner of Dressage Lane and Graemont Boulevard. The property is zoned "PUR", Planned Unit Residential District. The purpose of the plat is to combine greenbelts into three existing lots.

4. F16-054 Willow Bend, Final Plat

A one lot subdivision containing approximately 4.02 acres of land located east of the northeast intersection of East Front Street and South Southeast Loop 323. The property is zoned "PCD", Planned Commercial Development District. The purpose of the plat is to create one lot.

5. F16-058 Myerwood Addition Unit 1, Third Amendment

A two lot subdivision containing approximately 2.62 acres of land located north of the northeast corner of Myers Street and Mugsy Drive. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to subdivide one lot into two in order to obtain a building permit.

6. F16-062 Double Star Addition Unit 2, Final Plat

A one lot subdivision containing approximately 2.43 acres of land located at the southwest corner of Roy Road and Rhones Quarter Road. The property is zoned "C-1", Light Commercial District. The purpose of the plat is to create one lot.

7. F16-060 Chimney Creek Unit 5, Final Plat

A nine lot subdivision containing approximately 6.43 acres of land located west of the northwest corner of Woodglen Drive and Chimney Rock Drive. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create nine lots and complete the construction of Chimney Rock and Spring Creek Drive.

8. F16-063 John Durst Addition, Second Amendment

A one lot subdivision containing approximately 9.16 acres of land located at the southeast intersection of South Beckham Avenue and East Front Street. The property is currently zoned "C-2", General Commercial District and "INT", Institutional District. The purpose of this plat is to combine 20 lots into one.

9. F16-068 Tyler Food Truck Park Addition, Final Plat

A one lot subdivision containing approximately 0.28 acres of land located at the northwest intersection of East Elm Street and Adams Avenue. The property is currently zoned "DBAC", Downtown Business, Arts and Culture District. The purpose of this plat is to create one lot for development.

10. F16-057 White Tail Hollow Unit 2, Final Plat

A 14 lot subdivision containing approximately 8.62 acres of land located south of the southeast intersection of Deer Hollow Drive and Trophy Circle. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create 14 lots and a private street.

11. F16-059 White Tail Hollow Unit 1, First Amendment

A five lot subdivision containing approximately 3.00 acres of land located south of the southeast intersection of Deer Hollow Drive and County Road 175. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to adjust lot lines and to realign the street to accommodate the street location of White Tail Hollow Unit 2.

12. F16-061 Cherokee of Va. Unit 1, Final Plat

A one lot division containing approximately 16.68 acres of land located south of the southeast intersection of County Road 192 and West Grande Boulevard. The property is currently zoned "R-MF", Multi-Family Residential District. The purpose of the plat is to create one lot.

13. F16-064 White Tail Hollow Unit 7, Final Plat

A three lot subdivision containing approximately 1.98 acres of land east of the southeast corner of County Road 175 and Farm-to-Market Road 346. The property is located in Zone 2 of the ETJ. The purpose of the plat is to create three lots.

IV. 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.
