

AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, December 6, 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 November 1, 2016

V. 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. F16-038 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 in the amount of \$96,550 for street improvements to County Road 185.

VI. 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, 16 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 accessed via a private street.

2. 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.

3. 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 northeast 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.

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. 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.

6. 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.

7. 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.

VII. PLATS:

1. 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. **The applicant is requesting a waiver of escrow for street improvements to Myers Street in the amount of \$6,786.**

2. 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.

VIII. CONSENT PLATS:

1. 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.

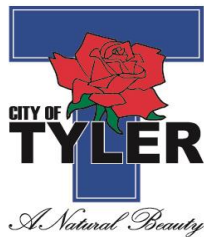
2. F16-056 The Havens Phase 3, Final Plat

A 19 lot subdivision containing approximately 6.12 acres of land located west of 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.

3. 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.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, December 6, 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 January 3, 2017.

X. ZONING:

1. ZA16-002 UNIFIED DEVELOPMENT CODE (20 YEAR CITY LIMITS)

Request that the Planning and Zoning Commission consider recommending an Ordinance making an uncontestable finding that all territory included within the City of Tyler since December 31, 1996 is part of the City.

2. Z16-028 OMEGA MINISTRIES OF TYLER, INC. (202 NORTH PARKDALE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-2”, General Commercial District on Lot 12B of NCB 725, one lot containing 2.00 acres of land located north of the northwest intersection of West Erwin Street and North Parkdale Drive (202 North Parkdale Drive). The applicant is requesting the zone change to allow for a childcare center within the existing church.

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. **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. Amendment of 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.
5. **Z16-027 APOLONIO MOLINA (1007 BORDER AVENUE)**
Request that the Planning and Zoning Commission consider recommending a zone change from “PMF”, Planned Multi-Family Residential District to “R-1B”, Single-Family Residential District on Lot 35 of NCB 210, one lot containing approximately 0.13 acres of land located north of the northeast intersection of West Gentry Parkway and Border Avenue (1007 Border Avenue). The applicant is requesting the zone change to allow for the construction of a single-family home.

XI. PLATS:

1. **F16-088 Venture South Subdivision, First Amendment**
A two lot subdivision containing approximately 0.60 acres of land located north of the northwest intersection of Kiamichi Drive and Stonebridge Way. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into two.
2. **F16-085 North Lake Estates at the Crossing, Final Plat**
A 25 lot subdivision containing approximately 13.74 acres of land located north of the northeast intersection of Cross Gate Way and Crosslake Boulevard. The property is split zoned “PUR”, Planned Unit Residential District and “RPO”, Restricted Professional Office District. The purpose of the plat is to create 25 lots.
3. **F16-086 The Village at Cumberland Park Phase 3, Fourth Amendment**
A three lot subdivision containing approximately 3.99 acres of land located at the southeast intersection of Centennial Parkway and South Broadway Avenue. The property is zoned “PCD”, Planned Commercial Development District. The purpose of the plat is to divide one lot into three.
4. **F16-089 Briarwood Shadows Addition, First Amendment**
A three lot subdivision containing approximately 1.69 acres of land located south of the intersection of Briarwood Drive and Cascades Court. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to subdivide one lot into three.
5. **F16-083 Copper Creek Addition, Final Plat**
A 19 lot subdivision containing approximately 7.96 acres of land located west of the southwest intersection of Old Bullard Road and Chimney Rock Drive. The property is zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create 19 lots and a private street.

6. P16-010 White Tail Hollow, Preliminary Plat

A plan for an 85 lot subdivision containing approximately 59.44 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 Tyler ETJ. The purpose of the plat is to revise the preliminary plat.

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

A three lot subdivision containing approximately 1.98 acres of land located east of the southeast corner of County Road 175 and Farm-to-Market Road 346. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots. The plat is tabled for 30 days.

8. 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. The plat is tabled for 30 days.

9. 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 Tyler ETJ. The purpose of the plat is to create 14 lots and a private street.

XII. 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.
