

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, June 7, 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 May 3, 2016

V. TABLED ITEMS:

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 the 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 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. 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.

4. 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 zoned “INT”, Institutional District. The purpose of the plat is to create one lot.

VI. ZONING:

1. S06-16-007 LOMELI ARELLANO (621 NORTH GRAND AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 72A of NCB 383B, one lot containing approximately 0.14 acres of land located north of the northeast intersection of Selma Street and North Grand Avenue (621 North Grand Avenue). The applicant is requesting the Special Use Permit to allow for the installation of a front yard fence.

2. Z06-16-037 USA PLANET KIDS, INC (5330 NEW COPELAND ROAD)

Request that the Planning and Zoning Commission consider recommending a “PMF”, Planned Multi-Family District final site plan amendment on Lot 4A of NCB 999, one lot containing approximately 3.14 acres of land located south of the southeast intersection of New Copeland Road and Waterford Court (5330 New Copeland Road). The applicant is requesting the site plan amendment to allow for the addition of a building.

3. S06-16-008 DIANA LICEA (2347 SARASOTA DRIVE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 9 of NCB 969C, one lot containing approximately 0.26 acres of land located west of the southwest intersection of Sarasota Drive and Boldt Avenue (2347 Sarasota Drive). The applicant is requesting the Special Use Permit for a one-chair beauty salon in addition to the single-family use.

4. Z06-16-040 ERASMO DURAN (2104, 2108 BEN STREET AND 3019 OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1B”, Single-Family Residential District on Lots 8 and 8A of NCB 836I, two lots containing approximately 0.56 acres of land located at the southwest intersection of Ben Street and Old Noonday Road (3019 Old Noonday Road). The applicant is requesting the zone change to eventually replat the existing three houses onto individual lots.

5. Z06-16-041 LOUVENIA TIMMONS (416 NORTH GRAND AVENUE)

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 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 reconstruct a single-family residential home.

6. Z06-16-038 JCIRA INVESTMENTS LLC (1780 NORTH NORTHWEST LOOP 323)

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 12A of NCB 1238, one lot containing approximately 0.38 acres of land located north of the northwest intersection of North Northwest Loop 323 and Van Highway (1780 North Northwest Loop 323). The applicant is requesting the zone change to allow for a power equipment business with outdoor storage and display.

7. Z06-16-039 ERUTE MOFOYE (5219 STAGECOACH DRIVE)

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 Lot 9 of NCB 1321D, one lot containing approximately 0.34 acres of land located north of the northeast intersection of Waterford Court and New Copeland Road (5219 New Copeland Road). The applicant is requesting the zone change for the construction of an office building.

8. S06-16-009 D’ANGELO HOLDINGS (120 SOUTH CENTER AVENUE AND 119 ADAMS AVENUE)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lots 24A and 30 of NCB 41, two lots containing approximately 0.28 acres of land located at the northeast intersection of East Elm Street and South Center Avenue (120 South Center Avenue and 119 Adams Avenue). The applicant is requesting the Special Use Permit to allow for a major food truck park.

VII. PLATS:

1. P06-16-004 Magnolia Creek, Preliminary Plat

A plan for a seven lot subdivision containing approximately 13.61 acres of land located south of the southwest intersection of County Road 175 and County Road 173. The properties are located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for seven lots.

2. F06-16-075 Magnolia Creek, Final Plat

A seven lot subdivision containing approximately 13.61 acres of land located south of the southwest intersection of County Road 175 and County Road 173. The properties are located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create seven lots. **The applicant is requesting a waiver of escrow in the amount of \$183,593 for improvements to County Road 173.**

3. F06-16-077 Norma Wagner Addition, Final Plat

A two lot subdivision containing approximately 3.05 acres of land located north of the intersection of Farm-to-Market Road 346 West and County Road 1202. The property is currently located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create two lots. **The applicant is requesting a waiver of escrow in the amount of \$17,074 for improvements to County Road 1202.**

4. F06-16-078 Barret Heights at Oak Hollow, First Amendment

A two lot subdivision containing approximately 4.25 acres of land located west of the southwest intersection of Dueling Oaks Drive and Oak Alley. The property is zoned "PMXD-1", Planned Mixed Use District. The purpose of the plat is to subdivide Lot 2-B into two lots.

5. F06-16-076 R. Belcher Addition, Final Plat

A two lot subdivision containing approximately 5.43 acres of land located at the northeast intersection of Epperson Avenue and Jones Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create two lots.

VIII. CONSENT PLATS:

1. P06-16-006 Oak Creek Unit 3, Preliminary Plat

A plan for 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 plan for 49 lots.

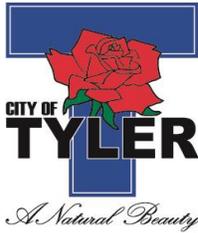
2. F06-16-074 Colonial Hills Baptist Church Addition, Final Plat

A one lot subdivision containing approximately 2.00 acres of land located south of the southeast intersection of Baylor Drive and South Broadway Avenue. The property is currently zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create one lot.

3. P06-16-005 Chapel Woods East Units 2, 3, 4, & 5, Preliminary Plat

A plan for a 102 lot subdivision containing approximately 47.37 acres of land located east of the southeast intersection of Chapel Quarters and Clarion Lane. The property is currently zoned "AG", Agricultural District. The purpose of this plat is to revise the preliminary plat.

IX. Recess



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, June 7, 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 July 5, 2016.

X. 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 beer and wine 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 “PMXD-1”, Planned Mixed Use District final site plan amendment 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 site plan amendment 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. Z07-16-050 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 0.41 acres of land located south of the southeast intersection of Old Jacksonville Highway Professional Drive (3808 Old Jacksonville Highway). The applicant is requesting the zone change to be similar to the zoning of the surrounding properties.

8. 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 add an additional unit to the existing triplex.

9. 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.

10. Z07-16-047 MARVIN STEVENS JR (3703 BROOKSIDE DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-2”, Two-Family Residential District to “RPO”, Restricted Professional Office District on Lot 1 of NCB 1298, one lot containing approximately 0.44 acres of land located at the southwest intersection of Brookside Drive and Woodland Hills Drive (3703 Brookside Drive). The applicant is requesting the zone change to allow for the development of office space.

XI. PLATS:

1. F07-16-084 Evergreen Memorial Park Unit 3, Final Plat

A cemetery plat located west of the northwest intersection of West Northwest Loop 323 and County Road 485. The property is partially zoned “AG”, Agricultural District and is partially located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create additional burial plots.

2. 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.

3. F07-16-086 Country Place Phase II, First Amendment

A three lot subdivision containing approximately 6.56 acres of land located south of the southwest intersection of Farm-to-Market Road 346 and Three Lakes Road. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one lot into three lots.

4. F07-16-087 The Crossing Town Center Unit 5, Final Plat

A one lot subdivision containing approximately 0.60 acres of land located south of the southwest intersection of Three Lakes Parkway and Crosswater. The property is currently zoned “C-1”, Light Commercial District. The purpose of the plat is to create one lot.

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

A plan for a 49 lot subdivision containing approximately 12.50 acres of land located west of the intersection of Paluxy Drive and Skidmore Lane. The purpose of this plat is to revise the preliminary plat.

XII. Adjourn.

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.

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.
