



AGENDA

PLANNING AND ZONING COMMISSION

WORKSESSION

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

*Tuesday, May 17, 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 June 7, 2016.

I. 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 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.

II. ZONING:

Commented [ED1]: Arranged by case manager – EDA,TDK,KK,MH

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. A06-16-003 TYLER ISLAMIC CENTER (6708 RHONES QUARTER DRIVE)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 12.47 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located south of the southeast intersection of East Grande Boulevard and Rhones Quarter Drive. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #5.
- D. The Land Use Guide to Single-Family Medium/Low Density.
- E. Original zoning of 12.47 acres of “PUR”, Planned Unit Residential District.

5. 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.

6. Z04-16-025 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.

7. Z06-26-038 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.

8. 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.

9. 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.

Commented [ED2]: Changed from Carlo D’Angelo

10. A06-16-004 RAYMOND JOHNSON (7.65 ACRE TRACT OF LAND)

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of a 7.65 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located west of the southwest intersection of Paluxy Drive and Skidmore Lane. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #6.
- D. The Land Use Guide to reflect Single-Family Medium/Low Density.
- E. Original zoning of 7.65 acres of “R-1B”, Single-Family Residential District.

III. PLATS:

Commented [ED3]: Arranged by case manager – MH, KK, TDK, EDA

1. 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.

2. 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.

3. 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 for improvements to County Road 173.**

4. 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.

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.

6. 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.

7. 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.

IV. Planning and Zoning Commissioner Training

V. Adjourn

Commented [ED4]: Added this

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.

