



REVISED A G E N D A

**PLANNING AND ZONING COMMISSION
REVISED**

WORKSESSION

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

*Tuesday, June 16, 2015
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 July 7, 2015.

I. ZONING:

1. S07-15-012 GRUPO TKMAX LLC (2820 FRANKSTON HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 1A of NCB 836G, one lot containing approximately 0.41 acres of land located southwest of the intersection of Old Noonday Road and Frankston Highway (2820 Frankston Highway). The applicant is requesting the Special Use Permit to allow for the construction of a telecommunications tower.

2. S07-15-013 WILLOWBROOK COUNTRY CLUB (2703 WEST ERWIN STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 21C of NCB 725, one lot containing approximately 10.58 acres of land located west of the intersection of North Parkdale Drive and West Erwin Street (2703 West Erwin Street). The applicant is requesting the Special Use Permit to allow for the construction of a telecommunications tower.

3. S07-15-014 IGLESIA DE DIOS JESUCRISTO (520 WEST BOW STREET)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lot 17A of NCB 199, one lot totaling approximately 0.45 acres of land located at the northwest corner of Border Avenue and West Bow Street (520 West Bow Street). The applicant is requesting the Special Use Permit to allow for the installation of a radio antenna 52 feet, six inches from ground level.

4. Z07-15-066 RSJB PROPERTIES, LLC (14170 RHONES QUARTER ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “PUR”, Planned Unit Residential District, “PCD”, Planned Commercial District, and “C-1”, Light Commercial District to “PMF”, Planned Multi-Family District on three tax lots containing 12.95 acres of land located at the southwest intersection of Roy Road and Rhones Quarter Road (14170 Rhones Quarter Road). The applicant is requesting the zone change to allow for the development of a gated duplex community consisting of 39 duplexes.

5. Z07-15-064 5M FAMILY PARTNERS, LP (1007, 1011, 1015, AND 1019 BENNETT AVENUE)

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 15A of NCB 852S, one lot containing approximately 0.74 acres of land located north of the northwest intersection of Shaw Street and Bennett Avenue (1007, 1011, 1015, and 1019 Bennett Avenue). The applicant is requesting the zone change to allow for the construction of additional warehouse storage for the existing Gas and Supply Store.

6. C07-15-007 JAVED CORPORATION (ALLEY RIGHT-OF WAY)

Request that the Planning and Zoning Commission consider recommending the closure of an unimproved right-of-way. An eight foot wide alley beginning east of the intersection of East Gentry Parkway and East Nutbush Street and continuing south approximately 155 feet to the southwest edge of Lot 13 of NCB 608. The east side of the unimproved right-of-way is adjacent to Lots 14 and 13 of NCB 608. The west side of the unimproved right-of-way is adjacent to Lots 1A and 2A of NCB 608. The applicant is requesting the closure to allow for the area to be platted into the adjacent lots.

7. Z07-15-069 JAVED CORPORATION (1702, 1704, 1706, 1716, 1718, 1720, AND 1732 SUMMIT AVENUE)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District to “C-2”, General Commercial District on seven tax lots of NCB 608 containing 2.18 acres of land located at the northwest intersection of East Vance Street and Summit Avenue (1702, 1704, 1706, 1716, 1718, 1720, and 1732 Summit Avenue). The applicant is requesting the zone change to allow for the development of a laundromat, fast food restaurant, and convenience store.

8. Z07-15-065 GENECOV INVESTMENTS, LTD (2408 EAST FRONT STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “M-1”, Light Industrial District on Lots 1, 2, and 3 of NCB 928, three lots containing 0.85 acres of land located west of the northwest intersection of East Front Street and South Southeast Loop 323 (2408 East Front Street). The applicant is requesting the zone change to allow for a heavy equipment dealership.

9. Z07-15-067 STEEL PROPERTY (5201 STEELE ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “C-1”, Light Commercial District on one tax lot containing 1.10 acres of land located west of the intersection of Old Jacksonville Highway and Steele Road (5201 Steele Road). The applicant is requesting the zone change to allow for future commercial development.

10. Z07-15-068 TYLER BLUE RIDGE, LLC (2164, 2130, 2074, 2052, 2038, 2024, AND 2008 WEST CUMBERLAND ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “C-1”, Light Commercial District on Lots 3-9 of NCB 1737S, seven lots containing 4.26 acres of land located east of the intersection of Stonebridge Way and West Cumberland Road (2164, 2130, 2074, 2052, 2038, 2024, and 2008 West Cumberland Road). The applicant is requesting the zone change to allow for commercial development.

11. Z07-15-072 CANTON PROPERTY GROUP (6961 ARBOR RIDGE DRIVE)

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 on Lot 11M of NCB 1660A, one lot containing approximately 0.96 acres of land located at the northwest intersection of Crest Ridge Drive and Arbor Ridge Drive (6961 Arbor Ridge Drive). The applicant is requesting the zone change to allow a mixed-use development consisting of retail, restaurant and residential uses.

II. PLATS:

1. F07-15-101 M.F. Turner Addition, Third Amendment

A one lot subdivision containing approximately 1.88 acres of land located northwest of the intersection of Turner Avenue and Shaw Street. The property is currently zoned “R-2”, Two-Family Residential District. The purpose of the plat is to create one lot.

2. F07-15-102 McCullars Subdivision, Fourth Amendment

A one lot subdivision containing approximately 0.35 acres of land located northeast of the intersection of West Jackson Street and Duckenfield Avenue. The property is currently zoned “R-1A”, Single-Family Residential District. The purpose of the plat is to create one lot.

3. F07-15-103 Country Club Estates, Sixth Amendment

A one lot subdivision containing approximately 0.21 acres of land located southwest of the intersection of West Elm Street and Vaughn Avenue. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create one lot.

4. F07-15-098 Robert Belcher Estates, Third Amendment

A one lot subdivision containing approximately 8.58 acres of land located west of the intersection of South Southeast Loop 323 and East Front Street. The property is currently zoned “C-1”, Light Commercial District and “M-1”, Light Industrial District. The purpose of the plat is to combine four lots into one lot.

5. F07-15-099 College Park, First Amendment

A one lot subdivision containing approximately 0.33 acres of land located west of the intersection of Carter Avenue and West 31st Street. The property is currently zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to combine two lots into one lot.

III. Adjourn

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2015, 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 _____, 2015, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
