



REVISED AGENDA

PLANNING AND ZONING COMMISSION

REGULAR MEETING

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

*Tuesday, May 3, 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 April 5, 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.

VI. ZONING:

1. Z04-16-031 WACO DOUBLE J LLC (3615 VAN HIGHWAY)

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PXR”, Planned Mixed Residential District with final site plan on a 2.80 acre portion of a tract of land located north of the northeast intersection of Highway 110 North and County Road 427 (3615 Van Highway). The applicant is requesting the zone change to allow for the expansion of a single-family attached development.

2. Z05-16-034 COLONIAL HILLS BAPTIST CHURCH (7214 SOUTH BROADWAY AVENUE)

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 a 2.00 acre portion of Lot 11 of NCB 1450, one lot containing approximately 5.02 acres of land located east of the intersection of Mueller Garden Road and South Broadway Avenue (7214 South Broadway Avenue). The applicant is requesting the zone change to allow for the development of a restaurant.

3. S05-16-006 BLANCA BARRERA (112 WEST MARTIN LUTHER KING JR. BOULEVARD)

Request that the Planning and Zoning Commission consider recommending a Special Use Permit on Lots 11 and 12 of NCB 469, two lots containing approximately 0.25 acres of land located east of the southeast intersection of West Martin Luther King Jr. Boulevard and North Broadway Avenue (112 West Martin Luther King Jr. Boulevard). The applicant is requesting the Special Use Permit to allow for the installation of a front yard fence.

4. Z05-16-036 LINDA MOONEY (1424 EAST SOUTHEAST LOOP 323)

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “AR”, Adaptive Reuse District on Lot 7 of NCB 1032A, one lot containing approximately 0.48 acres of land located northeast of the intersection of Jan Avenue and East Southeast Loop 323 (1424 East Southeast Loop 323). The applicant is requesting the zone change to market the property for residential and light office and retail.

VII. PLATS:

1. 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.

2. F05-16-070 Adams Addition, Final Plat

A three lot subdivision containing approximately 11.52 acres of land located northwest of the intersection of East Northeast Loop 323 and Farm-to-Market Road 14. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create three lots.

3. F02-16-038 Cross Gate at The Crossing, Final Plat

A 20 lot subdivision containing approximately 5.00 acres of land located at the north intersection of Crosswater and Crosslake Boulevard. The property is currently zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 20 lots.

VIII. 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.
