

# AGENDA

## PLANNING AND ZONING COMMISSION

### REGULAR MEETING

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

*Tuesday, March 7, 2017  
1:30 p.m.*

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#### 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.

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#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Planning Policies and Procedures**

#### **IV. Consideration of minutes from Commission meeting of February 7, 2017**

#### **V. ZONING:**

##### **1. A17-002 STUDENT LIVING OF TEXAS LLC (11.40 ACRE TRACT)**

Request that the Planning and Zoning Commission consider recommending adoption of an ordinance providing for the voluntary annexation of an 11.40 acre tract of land lying adjacent to the present boundary limits of the City of Tyler located northeast of the eastern terminus of McDonald Road. 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 #4.
- D. Amendment of the Future Land Use Guide to reflect Multi-Family.
- E. Original zoning of 11.40 acres of "PMF", Planned Multi-Family Residential District with final site plan.

##### **2. PD17-004 ESTATE OF ROYCE WISENBAKER (1.31 TRACT OF LAND)**

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "PCD", Planned Commercial District with final site plan on a 1.31 acre portion of Tax Lot 25A of NCB 830, one tract containing approximately 2.16 acres of land located north of the northwest corner of South Broadway Avenue and Fair Lane (a 1.31 acre portion of land). The applicant is requesting the zone change in order to allow for the construction of a parking lot.

**3. PD17-005 AMERICAN STATE BANK (8591 SOUTH BROADWAY AVENUE)**

Request that the Planning and Zoning Commission consider recommending a “PMXD-1”, Planned Mixed-Use District final site plan amendment on Lot 42 of NCB 1546, one lot totaling approximately 2.32 acres of land located at the northwest intersection of South Broadway Avenue and West Cumberland Road (8591 South Broadway Avenue). The applicant is requesting the amendment to allow for the development of a banking facility.

**4. PD17-006 REED PROPERTY MANAGEMENT LLC (1709 PINE CREST DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1D”, Single-Family Detached and Attached Residential District to “PMF”, Planned Multi-Family Residential District with final site plan on Lot 1 of NCB 950-B, one lot totaling approximately 1.63 acres of land located northwest of the northwest corner of Valley View Street and Pine Crest Drive (1709 Pine Crest). The applicant is requesting the zone change to allow for a 15 unit, single-story townhome development.

**5. Z17-005 RODRIGO LOPEZ (4119 FRY AVENUE)**

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 5 of NCB 1009, one lot totaling approximately 0.54 acres of land located at the northwest corner of East Southeast Loop 323 and Fry Avenue (4119 Fry Avenue). The applicant is requesting the zone change to market the property for office development.

**6. 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.

**7. PD17-003 KING-HART PROPERTIES, LLC (7513 OLD JACKSONVILLE HIGHWAY)**

Request that the Planning and Zoning Commission consider recommending a “PCD”, Planned Commercial Development District final site plan amendment on approximately 7.84 acres of land located at the southwest intersection of Crosslake Boulevard and Old Jacksonville Highway (7513 Old Jacksonville Highway). The applicant is requesting the site plan amendment to reconfigure building and parking lot locations for a vehicle sales lot.

**8. Z17-004 HA TRAN (3433 CHANDLER HIGHWAY)**

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 Lot 13-D of NCB 744, one lot totaling approximately 0.30 acres of land located east of northeast intersection of South Southwest Loop 323 and Chandler Highway (3433 Chandler Highway). The applicant is requesting the zone change to market the property for commercial development.

**9. Z17-006 TEXAS TYLER 31, LLC (13428 HIGHWAY 31 WEST)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-2”, General Commercial District to “R-MF”, Multi-Family Residential District on Lot 1 of NCB 1830, one lot totaling approximately 20.02 acres of land located west of the northwest corner of Highway 31 West and County Road 134 (13428 Highway 31 West). The applicant is requesting the zone change to allow for the construction of an apartment complex.

**10. Z17-007 MARVIN HUMPHRIES (601 TURTLE CREEK DRIVE AND 531 VICTORY DRIVE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “R-1B”, Single-Family Residential District and “R-MF”, Multi-Family Residential District to “RPO”, Restricted Professional Office District on Lot 58 of NCB 679 and Lot 16 of NCB 264, two lots totaling approximately 3.22 acres of land located west of the southwest corner of Victory Drive and Turtle Creek Drive (601 Turtle Creek Drive and 531 Victory Drive). The applicant is requesting the zone change for the existing office to be compliant with the current zoning ordinance.

**VI. PLATS:**

**1. F17-008 HERITAGE SOUTH SUBDIVISION UNIT 14, FOURTH AMENDMENT**

A 27 lot subdivision containing approximately 4.77 acres of land located west of the intersection of Jeff Davis Drive and Cambridge Road. The property is zoned “PUR”, Planned Unit Residential District. The purpose of the plat is to create 26 residential lots with a private street.

**2. F17-022 BEN HOOKS ADDITION, PRELIMINARY PLAT**

A plan for a five lot subdivision containing approximately 5.84 acres of land located west of the southwest intersection of County Road 178 and County Road 166. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for five lots.

**3. F17-014 BEN HOOKS ADDITION, FINAL PLAT**

A five lot subdivision containing approximately 5.84 acres of land located west of the southwest intersection of County Road 178 and County Road 166. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create five lots. **The applicant is requesting a waiver of escrow for street improvements to County Roads 166 and 178 estimated to be \$159,895.99.**

**4. F17-019 BRITTON SUBDIVISION, FIRST AMENDMENT**

A three lot subdivision containing approximately 0.71 acres of land located at the northeast corner of Walton Road and Flint Street. The property is zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to subdivide two lots into three.

**5. F17-013 ROCKPOINT UNIT 3, FINAL PLAT**

A 64 lot subdivision containing approximately 16.84 acres of land located west of the intersection of Rockpoint Lane and Grassy Ridge Lane. The property is zoned “R-1B”, Single-Family Residential District. The purpose of the plat is to create 64 residential lots.

## **VII. CONSENT PLATS:**

### **1. F17-007 MLEANDRO ADDITION, FINAL PLAT**

A six lot subdivision containing approximately 0.84 acres of land located west of the intersection of Luther Street and Seaton Street. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create six residential lots.

### **2. F17-009 CHAPEL WOODS EAST UNITS 2, 3, 4, & 5, REVISED PRELIMINARY PLAT**

A plan to revise the layout for a subdivision located east of the intersection of Chapel Quarters and Old Omen Road. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to revise the configuration of 23 lots and street alignments.

### **3. F17-017 CHAPEL WOODS EAST UNIT 3, FINAL PLAT**

A 20 lot subdivision containing approximately 6.07 acres of land located east of the intersection of Chapel Ridge and Cabot Lane. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 20 lots.

### **4. F17-011 THE BROOKS AT CUMBERLAND PARK PHASE 5, FINAL PLAT**

A 26 lot subdivision containing approximately 7.87 acres of land located west of the intersection of Stonebank Crossing and Eddy Water Circle. The property is zoned "PUR", Planned Unit Residential District. The purpose of the plat is to create 22 residential lots and amend four existing lots in a previous phase.

### **5. F17-012 HOLLY HEIGHTS UNIT 9, FINAL PLAT**

A 30 lot subdivision containing approximately 17.81 acres of land located west of the intersection of Dueling Oaks and Hollytree Drive. The property is zoned "R-1A", Single-Family Residential District. The purpose of the plat is to create 30 residential lots.

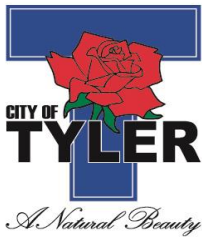
### **6. F17-015 MEADOW WEST ESTATES UNIT 2, PRELIMINARY PLAT**

A plan for a 12 lot subdivision containing approximately 4.60 acres of land located at the northwest intersection of Meadow West Lane and Meadow Ridge Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for 12 residential lots.

### **7. F17-016 MEADOW WEST ESTATES UNIT 2, FINAL PLAT**

A 12 lot subdivision containing approximately 4.60 acres of land located at the northwest intersection of Meadow West Lane and Meadow Ridge Drive. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create 12 residential lots.

## **VIII. Recess**



**AGENDA**

**PLANNING AND ZONING COMMISSION**

*WORKSESSION*

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

*Tuesday, March 7, 2017  
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 April 4, 2017.**

**IX. ZONING**

**1. Z17-008 TYLER INDEPENDENT SCHOOL DISTRICT (5201 NEW COPELAND ROAD)**

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 12-A of NCB 1013-I, one lot totaling approximately 0.74 acres of land located south of southwest intersection of Shiloh Road and New Copeland Road (5201 New Copeland Road). The applicant is requesting the zone change for future development of a professional office.

**2. Z17-009 JAMES HALFORD (416 SOUTH BOIS D’ARC AVENUE)**

Request that the Planning and Zoning Commission consider recommending a zone change from “RPO”, Restricted Professional Office District to “R-1B” Single-Family Residential District on Lot 9 of NCB 87, one lot totaling approximately 0.29 acres of land located south of southeast intersection of West Front Street and South Bois D’Arc Avenue (416 South Bois D’Arc Avenue). The applicant is requesting the zone change to allow the existing building to be used as a single-family home.

**3. PD17-009 SANDRA CRANK TAYLOR (2498 THREE LAKES PARKWAY)**

Request that the Planning and Zoning Commission consider recommending a zone change from “C-1”, Light Commercial District to “PUR”, Planned Unit Residential District with final site plan on a 6.20 acre portion of a tract of land totaling approximately 23.31 acres of land located south of the southwest intersection of Three Lakes Parkway and Crosswater (2498 Three Lakes Parkway). The applicant is requesting the zone change to allow for a 19 unit garden home development.

**X. PLATS**

**1. F17-028 KING HART ADDITION, FINAL PLAT**

A two lot subdivision containing 7.82 acres of land located at the southwest intersection of Crosslake Boulevard and Old Jacksonville Highway. The property is zoned "PCD", Planned Commercial Development District. The purpose of the plat is to create two lots.

**2. F17-025 THE VILLAGE AT CUMBERLAND PARK PHASE 5, FINAL PLAT**

A one lot subdivision containing 6.50 acres of land located east of the southeast intersection of Centennial Parkway and Allen Farm Road (planned). The property is zoned "PCD", Planned Commercial Development District. The purpose of the plat is to create one lot and dedicate right-of-way for Allen Farm Road.

**3. F17-023 FRANK ALLEN SUBDIVISION, FIRST AMENDMENT**

A one lot subdivision containing approximately 0.19 acres of land located east of the southeast intersection of Bois D'Arc Avenue and West Harpole Street. The property is zoned "R-1B", Single-Family Residential District. The purpose of the plat is to show an updated lot line and dedicate additional right-of-way.

**4. F17-027 NORTHCHASE WEST ADDITION, PRELIMINARY PLAT**

A plan for a seven lot subdivision containing approximately 2.48 acres of land located east of the southeast corner of Border Avenue and West 32<sup>nd</sup> Street. The property is zoned "R-2", Two-Family Residential District. The purpose of the plat is to plan for seven residential lots.

**5. F17-024 ROWLAND SECOND ADDITION, THIRD AMENDMENT**

A one lot subdivision containing approximately 1.91 acres of land located at the northwest intersection of North Broadway Avenue and West Barrett Street. The property is zoned "R-2", Two-Family Residential District. The purpose of the plat is to combine eight lots and an alley into one lot.

**6. F17-026 LaGRAVE FARM ADDITION, PRELIMINARY PLAT**

A plan for a six lot subdivision containing approximately 13.3 acres of land located west of the southwest intersection of County Road 134 and Farm-to-Market Road 2813. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for six lots.

**XI. Adjourn.**

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**CERTIFICATE OF POSTING**

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ M., the above notice of meeting was posted on the bulletin boards of City Hall.

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This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_\_\_ M., the above notice of meeting was posted on the front door of the Tyler Development Center.

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