

SECOND 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, August 7, 2018
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 July 3, 2018**
- V. **TABLED ITEMS:**

1. **F18-012 TOBE WALTON SUBDIVISION, SECOND AMENDMENT**

A five lot subdivision containing approximately 1.06 acres of land located at the southeast intersection of Barnes Street and Foster Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into five lots.

2. **F18-041 TOBE WALTON SUBDIVISION, THIRD AMENDMENT**

A two lot subdivision containing approximately 0.34 acres of land located at the southeast intersection of Walker Street and Walton Road. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to subdivide one lot into two lots.

3. **F18-062 ST.LOUIS HEIGHTS, FIRST AMENDMENT**

A two lot subdivision containing approximately 0.88 acres of land located at the northeast intersection of Madison Street and Buddle Street. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create two lots.

VI. ZONING:

1. C18-005 JIMMY REED (UNIMPROVED PORTION OF SOUTH VINE AVENUE)

Request that the Planning and Zoning Commission consider recommending the closure of excess right-of-way on the west side of South Vine Avenue beginning approximately 180 feet north of Terra Haute Drive and continuing south to approximately 140 feet south of Alamo Drive. The west side of the right-of-way is adjacent to Lot 1 of NCB 903I. The east side is adjacent to lot 27 of NCB 862, Lots 1, 8, 9 and 17 of NCB 903J and Lot 1 of NCB 903K. The south side is adjacent to Lots 5 and 6 of NCB 903G. The applicant is requesting the closure in order to replat portions of the right-of-way into the adjacent residential lots.

2. C18-006 JIMMY REED (UNIMPROVED PORTION OF TERRE HAUTE DRIVE)

Request that the Planning and Zoning Commission consider recommending the closure of an unpaved portion of Terre Haute Drive connecting South Vine Avenue to St. Louis Southwestern Railroad right-of-way. The north side of the right-of-way is adjacent to Lots 29, 30 and 1A of NCB 862. The south side of the right-of-way is adjacent to Lot 1 of NCB 903I. The applicant is requesting the closure in order to replat the right-of-way to combine the properties to the north and south for residential development.

3. PD18-016 JIMMY REED (2959, 2887 and 2839 SOUTH VINE AVENUE AND 3120 OLD NOONDAY ROAD)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District and "R-MF", Multi-Family Residential District to "PUR", Planned Unit Residential District with final site plan on Lots 29 and 30 of NCB 862 and Lot 1 of NCB 903I and Lot 1 of NCB 902D, five lots totaling approximately 19.67 acres of land located at the southwest intersection of South Vine Avenue and Buena Vista Drive (2959, 2887 and 2839 South Vine Avenue and 3120 Old Noonday Road). The applicant is requesting the zone change in order to develop 60 single-family residential units.

4. Z18-026 SOUTHEAST TEXAS CLASSIC REAL ESTATE INC (1628 AND 1632 WOODLAND HILLS DRIVE)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "PCD", Planned Commercial Development District with final site plan on Lots 1A and 2 of NCB 900L, two lots containing approximately 0.38 acres of land located at the southeast intersection of Old Jacksonville Highway and Woodlands Hills Drive (1628 and 1632 Woodland Hills Drive). The applicant is requesting the zone change to allow the expansion of Classic Mercedes.

5. Z18-028 JOE AND DENISE NELMS (5510 MYERS STREET)

Request that the Planning and Zoning Commission consider recommending a zone change from "R-1A", Single-Family Residential District to "PCD", Planned Commercial Development District with narrative on Lot 4 of NCB 2, one lot containing approximately 0.41 acres of land located east of the northeast intersection of Reagan Street and Myers Street (5510 Myers Street). The applicant is requesting the zone change in order to use the building as an office space for a telecommunications provider.

6. Z18-029 LEONARD COOPER (2927 FRANKSTON HIGHWAY)

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 Lots 39 and 40 of NCB 840A, two lots containing approximately 0.40 acres of land located at the northeast intersection of Gardener Avenue and Frankston Highway (2927 Frankston Highway). The applicant is requesting the zone change to market the property for a commercial use.

VII. PLATS:

1. F18-075 PRIMROSE AT THE CROSSING, FINAL PLAT

A one lot subdivision containing approximately 9.82 acres of land located at the southeast intersection of Old Noonday Road and Three Lakes Parkway. The property is currently zoned "R-1B", Single-Family Residential District. The purpose of the plat is to create one lot.

VIII. CONSENT PLATS:

1. P18-005 MEADOWLARK ESTATES, PRELIMINARY PLAT

A plan for an eight lot subdivision containing approximately 60 acres of land located south of the southwest intersection of Old Bullard Road and Cooks Crossing. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to plan for eight lots.

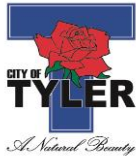
2. F18-060 MEADOWLARK ESTATES, FINAL PLAT

A seven lot subdivision containing approximately 6.99 acres of land located south of the southwest intersection of Old Bullard Road and Cooks Crossing. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to subdivide one tract into seven lots.

IX. Recess

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PLANNING AND ZONING COMMISSION



WORKSESSION

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

*Tuesday, August 7, 2018
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 September 4, 2018.

X. ZONING:

- 1. PD18-019 ZB3 PROPERTIES LLC (2469 AND 2463 EARL CAMPBELL PARKWAY)**
Request that the Planning and Zoning Commission consider recommending a zone change from “M-1”, Light Industrial District to “PXMD-1”, Planned Mixed-Use District-1 with final site plan on Lot 13C of NCB 852T, one lot totaling approximately 2.69 acres of land located east of the northeast intersection of Bennett Avenue and Earl Campbell Parkway (2469 and 2463 Earl Campbell Parkway). The applicant is requesting the zone change in order to develop a mix of residential and retail uses.
- 2. Z18-030 SOHO CONSTRUCTION INC (3304 VAN HIGHWAY)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-MF”, Multi-Family Residential District to “C-2”, General Commercial District on Lot 4C of NCB 1263, one lot containing approximately 3.09 acres of land located east of the southeast intersection of North Northwest Loop 323 and Van Highway (3304 Van Highway). The applicant is requesting the zone change to develop a self-storage facility.
- 3. Z18-031 CHRISTOPHER KASTMO (2800 OLD OMEN ROAD)**
Request that the Planning and Zoning Commission consider recommending a zone change from “R-1A”, Single-Family Residential District to “R-1D”, Single-Family Detached and Attached Residential District on Lots 1 and 2A of NCB 1080I, one lot containing approximately 0.50 acres of land located at the southeast intersection of Belle Mere Drive and Old Omen Road (2800 Old Omen Road). The applicant is requesting the zone change in order to allow for attached single-family residential units.

XI. PLATS:

1. F18-079 HARAMAIN CONSTRUCTION ADDITION, FINAL PLAT

A four lot subdivision containing 2.00 acres of land located at the southern intersection of County Road 2259 and County Road 272. The property is located in Zone 2 of the Tyler ETJ. The purpose of the plat is to create four lots.

2. F18-081 INDEPENDENCE PLAT UNIT 1, FINAL PLAT

A one lot subdivision containing approximately 1.98 acres of land located at the southeast intersection of U.S. Highway 69 and Interstate Highway 20. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is to create one lot.

3. P18-008 INDEPENDENCE PARK, PRELIMINARY PLAT

A plan for a 14 lot subdivision containing approximately 52.05 acres of land located at the southeast intersection of U.S. Highway 69 and Interstate Highway 20. The property is currently zoned "C-2", General Commercial District. The purpose of the plat is plan for 14 lots.

XII. Adjourn.

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2018, 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 _____, 2018, at _____ M., the above notice of meeting was posted on the front door of the Tyler Development Center.
